

**PB# 99-6**

**SW PARTNERS  
AMENDED SP**

**65-2-16.21. 16.22 & 25**

99-6 S.W. Partners - Amended S.P.  
Rt. 32 (Shaw)  
Amendment to P.B.#98-20

Approved 6/11/99



DATE March 19, 1999 RECEIPT 99-6 N U M B E R

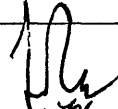
RECEIVED FROM JRN Development LLC

Address 30 Corporate Circle - Albany, N.Y. 12203

Seven Hundred Fifty 00/100 DOLLARS \$ 750.00

FOR Amended Site Plan Application fee

| ACCOUNT           |     |   | HOW PAID    |        |  |
|-------------------|-----|---|-------------|--------|--|
| BEGINNING BALANCE | 750 | - | CASH        |        |  |
| AMOUNT PAID       | 750 | - | CHECK       | # 7387 |  |
| BALANCE DUE       | -0- |   | MONEY ORDER |        |  |

BY  Myra Mason, Secretary

DATE March 22, 1999 RECEIPT 039117

RECEIVED FROM JRN Development LLC

Address \_\_\_\_\_

One Hundred 00/100 DOLLARS \$ 100.00

FOR P.B. # 99-6

| ACCOUNT           |  |  | HOW PAID    |           |  |
|-------------------|--|--|-------------|-----------|--|
| BEGINNING BALANCE |  |  | CASH        | ck # 7385 |  |
| AMOUNT PAID       |  |  | CHECK       | 100.00    |  |
| BALANCE DUE       |  |  | MONEY ORDER |           |  |

Town Clerk

BY Dorothy H. Hansen sh

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-6

NAME: S.W. PARTNERS, LLC RETAIL BUILDING  
APPLICANT: S.W. PARTNERS, LLC

| --DATE--   | MEETING-PURPOSE-----     | ACTION-TAKEN-----    |
|------------|--------------------------|----------------------|
| 06/11/1999 | PLANS STAMPED            | APPROVED             |
| 05/12/1999 | P.B. APPEARANCE          | LA:ND WVE PH APP CON |
| 03/24/1999 | P.B. APPEARANCE          | REFER TO Z.B.A.      |
| 03/17/1999 | WORK SESSIOIN APPEARANCE | SUBMIT               |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 99-6

NAME: S.W. PARTNERS, LLC RETAIL BUILDING  
APPLICANT: S.W. PARTNERS, LLC

| --DATE--   | DESCRIPTION-----  | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------|--------|-----------|-----------|-----------|
| 03/19/1999 | REC. CK. # 7387   | PAID   |           | 750.00    |           |
| 03/24/1999 | P.B. ATTY. FEE    | CHG    | 35.00     |           |           |
| 03/24/1999 | P.B. MINUTES      | CHG    | 18.00     |           |           |
| 05/12/1999 | P.B. ATTY. FEE    | CHG    | 35.00     |           |           |
| 05/12/1999 | P.B. MINUTES      | CHG    | 22.50     |           |           |
| 06/09/1999 | P.B. ENGINEER FEE | CHG    | 260.50    |           |           |
| 07/14/1999 | RET. TO APPLICANT | CHG    | 379.00    |           |           |
|            |                   | TOTAL: | 750.00    | 750.00    | 0.00      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 99-6

NAME: S.W. PARTNERS, LLC RETAIL BUILDING  
APPLICANT: S.W. PARTNERS, LLC

| --DATE--   | DESCRIPTION-----          | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|---------------------------|--------|-----------|-----------|-----------|
| 06/09/1999 | PAID ON #98-20 N.W. PARTN | CHG    | 0.00      |           |           |
|            |                           |        | -----     | -----     | -----     |
|            |                           | TOTAL: | 0.00      | 0.00      | 0.00      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 99-6

NAME: S.W. PARTNERS, LLC RETAIL BUILDING  
APPLICANT: S.W. PARTNERS, LLC

| --DATE--   | DESCRIPTION-----  | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------|--------|-----------|-----------|-----------|
| 06/09/1999 | P.B. APPROVAL FEE | CHG    | 100.00    |           |           |
| 07/14/1999 | REC. CK. #7870    | PAID   |           | 100.00    |           |
|            |                   |        | -----     | -----     | -----     |
|            |                   | TOTAL: | 100.00    | 100.00    | 0.00      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-6

NAME: S.W. PARTNERS, LLC RETAIL BUILDING  
APPLICANT: S.W. PARTNERS, LLC

|      | DATE-SENT  | ACTION-----                    | DATE-RECD  | RESPONSE-----    |
|------|------------|--------------------------------|------------|------------------|
| ORIG | 03/19/1999 | EAF SUBMITTED                  | 03/19/1999 | WITH APPLICATION |
| ORIG | 03/19/1999 | CIRCULATE TO INVOLVED AGENCIES | / /        |                  |
| ORIG | 03/19/1999 | LEAD AGENCY DECLARED           | 05/12/1999 | TOOK LA          |
| ORIG | 03/19/1999 | DECLARATION (POS/NEG)          | 05/12/1999 | DECL. NEG DEC    |
| ORIG | 03/19/1999 | SCHEDULE PUBLIC HEARING        | / /        |                  |
| ORIG | 03/19/1999 | PUBLIC HEARING HELD            | / /        |                  |
| ORIG | 03/19/1999 | WAIVE PUBLIC HEARING           | 05/12/1999 | WAIVE PH         |
| ORIG | 03/19/1999 | AGRICULTURAL NOTICES           | / /        |                  |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/1999

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 99-6

NAME: S.W. PARTNERS, LLC RETAIL BUILDING  
APPLICANT: S.W. PARTNERS, LLC

|      | DATE-SENT  | AGENCY-----       | DATE-RECD  | RESPONSE-----      |
|------|------------|-------------------|------------|--------------------|
| REV1 | 05/07/1999 | MUNICIPAL HIGHWAY | / /        |                    |
| REV1 | 05/07/1999 | MUNICIPAL WATER   | / /        |                    |
| REV1 | 05/07/1999 | MUNICIPAL SEWER   | / /        |                    |
| REV1 | 05/07/1999 | MUNICIPAL FIRE    | 05/11/1999 | APPROVED           |
| ORIG | 03/19/1999 | MUNICIPAL HIGHWAY | 03/22/1999 | APPROVED           |
| ORIG | 03/19/1999 | MUNICIPAL WATER   | 03/25/1999 | APPROVED           |
| ORIG | 03/19/1999 | MUNICIPAL SEWER   | 05/07/1999 | SUPERSEDED BY REV1 |
| ORIG | 03/19/1999 | MUNICIPAL FIRE    | 03/22/1999 | APPROVED           |



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**MEMORANDUM**

**9 June 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

A handwritten signature in black ink, appearing to be 'Mark J. Edsall', written over the 'FROM' line.

**SUBJECT: S.W. PARTNERS SITE PLAN**  
**NWPB NO. 99-6**

I have reviewed the revised plan for the subject application as prepared by Shaw Engineering. Please note the following comments:

1. The Planning Board approved the project on 12 May 1999 subject to receipt of an engineer's report on the existing culvert. This report, prepared by Squires Engineering, is now on file.
2. Regarding the cost estimate, it is my opinion that the cost estimate reviewed and approved for the parent application (NW Partners) is acceptable for purposes of approval of this application.
3. I am aware of no other outstanding approval issues.

I have included a printout of the billing for our office for this project. If you need any additional information regarding this project, please contact me.



AS OF: 06/09/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 6

FOR WORK DONE PRIOR TO: 06/09/99

|         |        |          |      |      |                         |       |      | -----DOLLARS----- |        |         |         |        |
|---------|--------|----------|------|------|-------------------------|-------|------|-------------------|--------|---------|---------|--------|
| TASK-NO | REC    | --DATE-- | TRAN | EMPL | ACT DESCRIPTION-----    | RATE  | HRS. | TIME              | EXP.   | BILLED  | BALANCE |        |
| 99-6    | 145485 | 03/17/99 | TIME | MJE  | WS SW PARTNERS          | 75.00 | 0.40 | 30.00             |        |         |         |        |
| 99-6    | 143803 | 03/24/99 | TIME | MJE  | MM SW PART DISAPP>ZBA   | 75.00 | 0.10 | 7.50              |        |         |         |        |
| 99-6    | 143971 | 03/24/99 | TIME | MCK  | CL SW PARTNERS TRC      | 28.00 | 0.50 | 14.00             |        |         |         |        |
| 99-6    | 144553 | 03/24/99 | TIME | MJE  | MC SW PARTNERS S/P      | 75.00 | 0.50 | 37.50             |        |         |         |        |
| 99-6    | 148796 | 05/05/99 | TIME | MJE  | WS SW PARTNERS S/P      | 75.00 | 0.40 | 30.00             |        |         |         |        |
| 99-6    | 148800 | 05/07/99 | TIME | MJE  | MC TC/SHAW RE SW PT S/P | 75.00 | 0.30 | 22.50             |        |         |         |        |
| 99-6    | 148883 | 05/11/99 | TIME | MJE  | MC SW PARTNERS S/P      | 75.00 | 0.40 | 30.00             |        |         |         |        |
| 99-6    | 148344 | 05/12/99 | TIME | MJE  | MM SW PARTNERS S/P APPL | 75.00 | 0.10 | 7.50              |        |         |         |        |
| 99-6    | 148549 | 05/12/99 | TIME | SAS  | CL S.W. PARTNERS/TRC    | 28.00 | 0.50 | 14.00             |        |         |         |        |
| 99-6    | 148893 | 05/12/99 | TIME | MJE  | MC SW PARTNERS S/P      | 75.00 | 0.20 | 15.00             |        |         |         |        |
|         |        |          |      |      |                         |       |      | 208.00            |        |         |         |        |
| 99-6    | 148968 | 05/18/99 |      |      | BILL 99-508             |       |      |                   |        | -110.50 |         |        |
|         |        |          |      |      |                         |       |      |                   |        | -110.50 |         |        |
| 99-6    | 150919 | 06/09/99 | TIME | MJE  | MC Final Plan & Est     | 75.00 | 0.70 | 52.50             |        |         |         |        |
|         |        |          |      |      |                         |       |      | TASK TOTAL        | 260.50 | 0.00    | -110.50 | 150.00 |
|         |        |          |      |      |                         |       |      | GRAND TOTAL       | 260.50 | 0.00    | -110.50 | 150.00 |

S.W. PARTNERS, LP SITE PLAN (99-6)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is construction of 11,270 square foot building for retail, I believe this is a Shop Rite Plaza?

MR. EDSALL: No, it's across the street.

MR. PETRO: Across the street from that, I thought we were done with this or did you go to the Zoning Board?

MR. BABCOCK: They started their way there.

MR. PETRO: We did another amendment on there.

MR. SHAW: Yes. No, no, no, you didn't.

MR. PETRO: We changed the building size.

MR. ARGENIO: They took some of the box culvert out is what they did.

MR. SHAW: The applicant tonight is S.W. Partners. If I can just back up six months ago, maybe a little bit longer, maybe a little bit shorter, this board approved a building for this site, okay, it was of the exact same dimensions of this building, but located a little bit more to the north that was New Windsor Partners LP. They took the property in title from Charles Diadone and they sold it to the applicant that's before you. I was informed by your secretary tonight that available in the office are the stamped plans for the previous application N.W. Partners LP, that's the last I will talk about that application, that's behind us now. What we have done is basically taken that improved plan and slid the building to the south. We have not encroached in the R-4 zone anymore and the number of spaces have decreased less than what was previously approved. We still have sufficient with respect to what your zoning requires. We came before this board initially probably about two months ago and we gotten denied by this board because we had to obtain a

building height variance. That was based upon the distance to the nearest lot line which was the dimension to the side yard. Since that rejection, the Town Board of New Windsor approved numerous ordinances changing the building height requirement, they changed it from four inches per foot to the nearest lot line to 12 inches per foot, where we needed a variance before, we do not need a variance now. So, we did not go to the Zoning Board of Appeals even though this board rejected the plan because of it and we're back before you tonight asking site plan approval for this building.

MR. PETRO: Asking what?

MR. SHAW: For site plan approval, Mr. Argenio is very correct in that the main difference to this site is that it moved to the south and we're now instead of extending a new box culvert all the way to the rear end of the existing building that's scheduled to be demolished, what we have done is left a section which is going to be a rip rapped channel. The highway entrances have not changed, identical to what this board approved. The landscaping is identical to what this board approved. The site lighting has moved a little bit, the refuse area has moved, but for the most part, this is very close to that which the board approved probably about four months ago for this site. So, Mr. Chairman, that's a brief overview. Again, if you want to get into individual components, I will be more than happy to talk about that. We do have a permit for the improvements in the State right-of-way, you have a copy of that in your file under N.W. Partners. Again, that has not changed.

MR. PETRO: And the three lots have been combined into one lot?

MR. SHAW: Yes.

MR. PETRO: You can remove the note then.

MR. STENT: That was previously a culvert, now it's going to be riprap.

MR. SHAW: No, what it was if you take a look at drawing two in your set, you had the water flowing under the culvert under Route 32 into a culvert in the front parking lot and then it flowed under the building, very simply this was a Harold Adams special where he had a stream, he built a wall on each side of it and built the building on it, very simple.

MR. PETRO: Let's take lead agency.

MR. STENT: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the S.W. Partners on Route 32. We have had a public hearing on this?

MR. SHAW: Yes, you had a public hearing on this and the Zoning Board of Appeals had a public hearing on this.

MR. STENT: Should be noted too at the last public hearing nobody showed.

MR. PETRO: That's correct. With that?

MR. STENT: I make a motion we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. PETRO   | AYE |

MR. PETRO: Nothing's changed.

MR. STENT: We can declare negative dec.

MR. EDSALL: Yes, and I think you should put into the record that there's a link between N.W. Partners and S.W. Partners as far as the information on the buffer and that you in your thorough review of N.W. Partners considered all the same issues that are now applicable for S.W. Partners.

MR. PETRO: Very good. With that, you can make the motion.

MR. STENT: Make a motion we declare negative dec.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the S.W. Partners site plan on Route 32. Is there any further discussion? If not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. PETRO   | AYE |

MR. PETRO: I see no outstanding issues here whatsoever, I think we had gotten to this point one time before but he needed a side yard variance which is no longer needed due to the Town Board's change of requirements so therefore--

MR. EDSALL: Can we ask one question, Greg, wasn't there an issue where I think we discussed condition of the existing culvert that's remaining under the parking area and I see as being connected to and extended?

MR. SHAW: Yes, Mark and I talked at the workshop session and we thought it would be wise to get an evaluation of the existing culvert that's scheduled to remain. And that's going to be approximately in this area right here. There has been a structural engineer retained to look at it, if this board was looking to

grant an approval, that would certainly be a reasonable condition of approval that a report be submitted to Mark for his review before the stamping.

MR. PETRO: Fine, with that, we can make the motion.

MR. STENT: With that, I'll make a motion for final approval to the S.W. Partners site plan on Route 32.

MR. ARGENIO: Second it.

MR. STENT: Subject to them getting engineer's approval of the existing culvert.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the S.W. Partners site plan on Route 32 with the subject-to written in by Mr. Stent. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

|             |     |
|-------------|-----|
| MR. ARGENIO | AYE |
| MR. STENT   | AYE |
| MR. PETRO   | AYE |



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** S.W. PARTNERS SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 65-BLOCK 2-LOTS 16.21, 16.22 AND 25  
**PROJECT NUMBER:** 99-6  
**DATE:** 24 MARCH 1999  
**DESCRIPTION:** THE APPLICATION IS FOR AN 11,270 SQUARE FOOT  
RETAIL BUILDING ON A TOTAL 1.89 +/- ACRE SITE. THIS  
IS SIMILAR TO THE RECENT N.W. PARTNERS  
APPLICATION (98-20), CONDITIONALLY APPROVED BY  
THE PLANNING BOARD ON 1/13/99.

1. This application is as a result of a new property owner and some modifications to the approved site plan. It is my understanding that the Applicant is moving toward closing out Application 98-20 with a stamped approval; as such, this site plan could be considered an amendment to that previous approval.

It is my understanding that this application proposes a "shifting" of the building to the south and a modification to the drainage channel on the north side of the property. Resultant from same, the parking layout is modified, site grading is somewhat modified and the dumpster location is modified. The Board may wish to discuss, with the Applicant's Engineer, other revisions which have resulted.

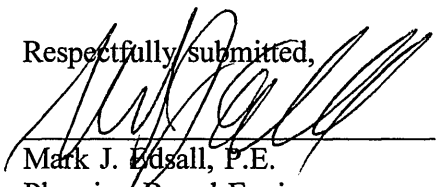
This application plan is a single sheet submittal. The previous application was a ten (10) drawing submittal. The Board should discuss, with the Applicant's Engineer, whether a new (full) set of plans will be submitted, or if the Applicant is requesting that the amendment be considered as a single sheet, with the details and requirements of the original approval remaining in full force and effect, other than those specific items modified as approved by the Board.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** S.W. PARTNERS SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 65-BLOCK 2-LOTS 16.21, 16.22 AND 25  
**PROJECT NUMBER:** 99-6  
**DATE:** 24 MARCH 1999

2. As a result of the "shifting" of the building, it would appear that the Applicant may require a new variance for building height. As such, it is my recommendation that the Board review this new plan and make any comments/recommendations into the minutes (which will be considered by the ZBA). Once the Applicant has received the necessary variance(s), and they return to the Planning Board for review, I will provide additional comments, if necessary.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:SW-PART.mk





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** S.W. PARTNERS SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 65 - BLOCK 2 - LOTS 16.21, 16.22 AND 25\*  
\*(LOTS ALREADY COMBINED AS PART OF NW PARTNERS)  
**PROJECT NUMBER:** 99-6  
**DATE:** 12 MAY 1999  
**DESCRIPTION:** THE APPLICATION IS FOR AN 11,270 SQUARE FOOT  
RETAIL BUILDING ON A TOTAL 1.89 +/- ACRE SITE. THIS  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 24  
MARCH 1999 PLANNING BOARD MEETING

1. This application is very similar to the recently approved N.W. Partners application (98-20). This application is as a result of a new property owner and some modifications to the approved Site Plan.
2. It would be beneficial for the Board to request that the Applicant identify the changes made with this application versus the original N.W. Partners application.
3. The Applicant was previously referred to the Zoning Board of Appeals at the 24 March 1999 Planning Board meeting. Based on my understanding of the recently amendments to the zoning regulations (bulk table), the Applicant no longer requires any additional Variances to accomplish this plan as submitted, based on the current bulk requirements. The Board should discuss this with the Applicant's representative.
4. Note No. 8 on the plan, to my understanding, can be removed. Based on information submitted to me from the Applicant's Engineer, it is my understanding that the three (3) lots have been combined to a single lot.

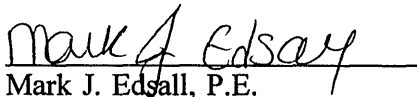
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** S.W. PARTNERS SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 65 - BLOCK 2 - LOTS 16.21, 16.22 AND 25\*  
\*(LOTS ALREADY COMBINED AS PART OF NW PARTNERS)  
**PROJECT NUMBER:** 99-6  
**DATE:** 12 MAY 1999

Page Two

5. As of this date, I have no new plans for this application. Once received, I will complete my review.
6. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
7. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
8. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJesh

A:SWpart512.sh

RESULTS OF B. MEETING OF : May 12, 1999

**PROJECT:** *S.W. Partners*

**P.B.#** 99-6

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M) 5 S) 4 VOTE: A3 N0

2. TAKE LEAD AGENCY: Y ✓ N   

CARRIED: YES ☒ NO ☐

M) S S) A VOTE: A 3 N 0

CARRIED: YES ✓ NO

WAIVE PUBLIC HEARING: M) S S) A VOTE: A 3 N 0 WAIVED: Y ☒ N ☐

SCHEDULE P.H. Y      N ☒

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED:

M) 5 S) 0 A VOTE: A 3 N 0 APPROVED CONDITIONALLY: 5/12/99

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

existing Culvert - Engineer plans

# Squires Engineering

## Structural & Civil Engineering

99-6

June 1, 1999

Mr. Jon DeForest  
Barry, Bette & Led Duke, Inc.  
52 Corporate Circle  
Albany, NY 12212

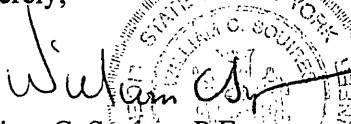
Re: RiteAid – New Windsor  
Existing Culvert Survey  
Supplemental Letter  
WCS No. 99024

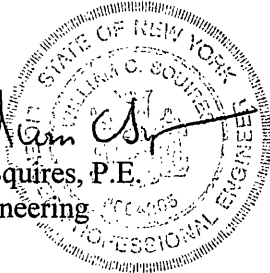
Dear Jon:

As a supplement to the earlier letter the following information is provided.

- The existing concrete culvert is capable of supporting an HS-20 highway loading. This loading is equivalent to that imposed by semi truck trailers.
- Pouring a concrete fillet at the base of the culvert should repair the scoured portions of the inside of the culvert. This repair would restore the culvert as near as possible to a "like new" condition.
- It should be repeated that the condition as it exists is completely safe and the desire to have the scouring repaired is strictly an engineering preference to have any signs of wear be maintained as soon as possible.

Sincerely,

  
William C. Squires, P.E.  
Squires Engineering



4779 East Lake Road  
[315] 585-9549

Geneva, NY 14456  
Fax [315] 585-9101

# Squires Engineering

99-6

## Structural & Civil Engineering

June 1, 1999

Mr. Jon DeForest  
Barry, Bette & Led Duke, Inc.  
52 Corporate Circle  
Albany, NY 12212

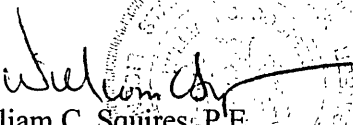
Re: RiteAid – New Windsor  
Existing Culvert Survey  
WCS No. 99024

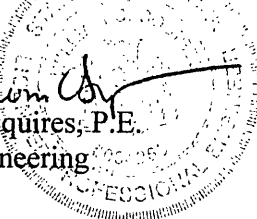
Dear Jon:

This office surveyed the existing culvert running beneath the proposed parking lot for a new RiteAid store. The action took place and the following information was derived from the inspection.

- An excavator exposed the top and one wall of the culvert for approximately 10 feet midway in the area proposed for the parking lot. The culvert's cast-in-place concrete walls and roof were in good condition with no cracks, broken concrete, exposed reinforcing steel or other structural deficiencies noted.
- The full length of the inside of the culvert was walked using flashlights to observe the structure. Photographs were taken where light conditions permitted. The inside of the culvert was in basically good condition with the roof and top half of the walls in good structural condition. The bottom of the culvert wall and base (what was visible) was for the most part in acceptable structural condition. Certain corner areas however have experienced scouring from water flow, exposing reinforcing steel for lengths of 8" to 16". This exposure does not represent a serious structural deficiency and, in my opinion, does not represent a hazard to the proposed parking lot and structure above.
- The scouring mentioned above will eventually cut through the culvert wall allowing water to seep into the adjacent ground. This process will take many years to occur so it is not viewed as a concern, however, maintenance on the culvert in the next few years would go a long way towards extending the life of the culvert and insuring the integrity of the parking lot above.

Sincerely,

  
William C. Squires, P.E.  
Squires Engineering



4779 East Lake Road  
[315] 585-9549

Geneva, NY 14456  
Fax [315] 585-9101

RESULTS OF B. MEETING OF : March 24, 1999

**PROJECT:** *S. W. Partness*

P.B.# 99-6

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES \_\_\_\_\_ NO \_\_\_\_\_

WAIVE PUBLIC HEARING: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ WAIVED: Y\_\_\_N\_\_\_

SCHEDULE P.H. Y\_\_N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M) 45 S) 5 VOTE: A 0 N 5

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y\_\_\_ N\_\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

~~ZBA referral~~



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-6

DATE PLAN RECEIVED: RECEIVED MAR 19 1999

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

SHAW Eng. for the building or subdivision of

S.W. PARTNERS has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 4/23/99  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: May 11, 1999**

**SUBJECT: S.W. Partners, L.L.C.**

Planning Board Reference Number: PB-99-6

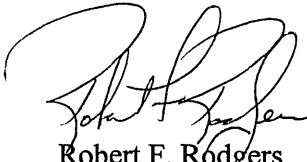
Dated: 7 May 1999

Fire Prevention Reference Number: FPS-99-021

A review of the above referenced subject site plan was conducted on 7 May 1999.

This site is acceptable.

Plans Dated: 17 March 1999.



Robert F. Rodgers  
Fire Inspector

RFR/dh





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-6

DATE PLAN RECEIVED: RECEIVED MAR 1 9 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of  
S.W. Partners has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

Being Fed from town water  
will meet with builder -

HIGHWAY SUPERINTENDENT DATE

John D. D. 3-25-99

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 99-6  
WORK SESSION DATE: 5 May 1999 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No  
PROJECT NAME: SW Partners  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Greg Shaw  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

MYRA → Got copy of NW Partners deed -  
lot is combined as one lot  
OK → this condition has been met  
for NW Partners App  
- need bkg correction on deed descpt - between #8 #9  
Ready for final approval.  
next avail agenda

pbwsform 10MJE98

CLOSING STATUS  
X Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

5/12



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-6

DATE PLAN RECEIVED:

RECEIVED MAR 19 1999

RECEIVED

MAR 22 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

W. James Sullivan  
HIGHWAY SUPERINTENDENT

3/22/99  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

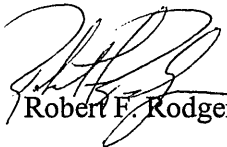
TO: Town Planning Board  
FROM: Town Fire Inspector  
SUBJECT: S W Partners, L.L.C.  
DATE: 22 March, 1999

Planning Board Reference Number: PB-99-006  
Dated: 19 March 1999  
Fire Prevention Reference Number: FPS-99-011

A review of the above referenced subject site plan was conducted on 22 March 1999.

This site plan is acceptable.

Plans Dated: 17 March 1999

  
Robert F. Rodgers



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #

99-6

WORK SESSION DATE:

17 March 99

APPLICANT RESUB.

REQUIRED:

Full App.

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

SW Partners (NW sp Am)

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT:

Dan Carpenter; Shaw

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

Barn Betty's Ladewick  
Contractors

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

NW Partners now SW Partners.

need variance for height

set for next weeks  
meeting

CLOSING STATUS

X Set for agenda

X possible agenda item

X Discussion item for agenda

X ZBA referral on agenda

pbwsform 10MJE98



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan X Special Permit \_\_\_\_\_

AMENDED

Tax Map Designation: Sec. 65 Block 2 Lot Formerly 16.21, 16.22, 25

1. Name of Project New Retail Building For S.W. Partners, LLC

2. Owner of Record S.W. Partners, LLC Phone 518-862-9133

Address: 30 Corporate Circle, Albany, N.Y. 12203  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Applicant Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, N.Y. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695  
(Name) (Phone)

7. Project Location:

On the East side of Windsor Highway 500 feet  
(Direction) (Street) (No.)  
North of Old Temple Hill Road  
(Direction) (Street)

8. Project Data: Acreage 1.89 Zone C School Dist. Newburgh Enlarged City

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

\*This information can be verified in the Assessor's Office.

\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) Construction of a  
11,270 s.f. retail building on a 1.89 acre commercial parcel

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17 DAY OF March 1999

Londa L. Vermette  
NOTARY PUBLIC

Eric R. Drimond  
APPLICANT'S SIGNATURE

Eric R. Drimond  
Please Print Applicant's Name as Signed

LONDA L. VERMETTE  
Notary Public, State of New York  
Qualified in Albany County  
No. 6013934

\*\*\*\*\*  
TOWN USE ONLY  
RECEIVED MAR 19 1999  
Commission Expires 9-28-2000

DATE APPLICATION RECEIVED

99-6  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Eric Diamond of S.W. Partners LLC, deposes and says that he <sup>conducts business</sup> ~~resides~~  
(OWNER)

at 30 Corporate Circle, Albany, N.Y. in the County of Albany  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of <sup>portions of</sup> property tax map

(Sec. 62 Block 2 Lot 16.21)  
designation number (Sec. 62 Block 2 Lot 16.22) which is the premises described in  
62 2 25  
the foregoing application and that he authorizes:

Gregory J. Shaw, P.E.  
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3.17.99

[Signature]  
Witness' Signature

[Signature]  
Owner's Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

\_\_\_\_\_  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED MAR 19 1999

99-6



***TOWN OF NEW WINDSOR PLANNING BOARD***

**SITE PLAN CHECKLIST**

**ITEM**

1.   x   Site Plan Title
2.   x   Applicant's Name(s)
3.   x   Applicant's Address
4.   x   Site Plan Preparer's Name
5.   x   Site Plan Preparer's Address
6.   x   Drawing Date
7.   x   Revision Dates
8.   x   Area Map Inset
9.   x   Site Designation
10.   x   Properties within 500' of site
11.   x   Property Owners (Item #10)
12.   x   Plot Plan
13.   x   Scale (1" = 50' or lesser)
14.   x   Metes and Bounds
15.   x   Zoning Designation
16.   x   North Arrow
17.   x   Abutting Property Owners
18.   x   Existing Building Locations
19.   x   Existing Paved Areas
20.   x   Existing Vegetation
21.   x   Existing Access & Egress

**PROPOSED IMPROVEMENTS**

- 22.   \* Landscaping
- 23.   \* Exterior Lighting
- 24.   \* Screening
- 25.   x Access & Egress
- 26.   x Parking Areas
- 27.   x Loading Areas
- 28.   \* Paving Details (Items 25 - 27)
- 29.   x Curbing Locations
- 30.   \* Curbing through section
- 31.   \* Catch Basin Locations
- 32.   \* Catch Basin Through Section
- 33.   \* Storm Drainage
- 34.   \* Refuse Storage
- 35.   x Other Outdoor Storage
- 36.   \* Water Supply
- 37.   \* Sanitary Disposal System
- 38.   NA Fire Hydrants
- 39.   x Building Locations
- 40.   x Building Setbacks
- 41.   \* Front Building Elevations
- 42.   x Divisions of Occupancy
- 43.   \* Sign Details
- 44.   x Bulk Table Inset
- 45.   x Property Area (Nearest 100 sq. ft.)
- 46.   x Building Coverage (sq. ft.)
- 47.   x Building Coverage (% of total area)
- 48.   x Pavement Coverage (sq. ft.)
- 49.   x Pavement Coverage (% of total area)
- 50.   x Open Space (sq. ft.)
- 51.   x Open Space (% of total area)
- 52.   x No. of parking spaces proposed
- 53.   x No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

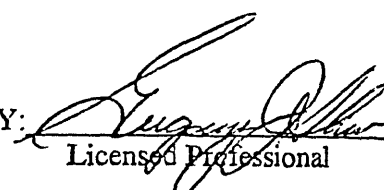
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  March 15, 1999  
Licensed Professional Date

\* Denotes To Be Provided At A Later Date

PROJECT I.D. NUMBER

617.21

SEQR

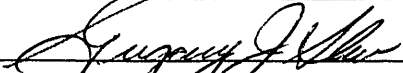
## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

|                                                                                                                                                                                                                                                                                                                            |                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 1. APPLICANT /SPONSOR<br>S.W. Partners, LLC                                                                                                                                                                                                                                                                                | 2. PROJECT NAME<br>New Retail Building For S.W. Partners LLC |
| 3. PROJECT LOCATION:<br>Municipality <u>Town Of New Windsor</u> County <u>Orange</u>                                                                                                                                                                                                                                       |                                                              |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><br>East side of Windsor Highway, 500 feet north of Old Temple Hill Rd                                                                                                                                           |                                                              |
| 5. IS PROPOSED ACTION:<br><input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration                                                                                                                                                                      |                                                              |
| 6. DESCRIBE PROJECT BRIEFLY:<br><br>Construction of a 11,270 s.f. retail building on a 1.89 acre parcel of land zoned commercial                                                                                                                                                                                           |                                                              |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <u>1.89</u> acres Ultimately <u>1.89</u> acres                                                                                                                                                                                                                                    |                                                              |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly                                                                                                                                |                                                              |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other<br>Describe: |                                                              |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals<br><br>New Windsor ZBA - Building Height Variance                |                                                              |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval<br><br>New Windsor Planning Board - Site Plan<br>NYSDOT - Highway Work Permit                                             |                                                              |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                              |                                                              |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE                                                                                                                                                                                                                                          |                                                              |
| Applicant/sponsor name: <u>S.W. Partners, LLC</u>                                                                                                                                                                                                                                                                          | Date: <u>March 15, 1999</u>                                  |
| Signature:                                                                                                                                                                                                                              |                                                              |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

99-6  
RECEIVED MAR 19 1999

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

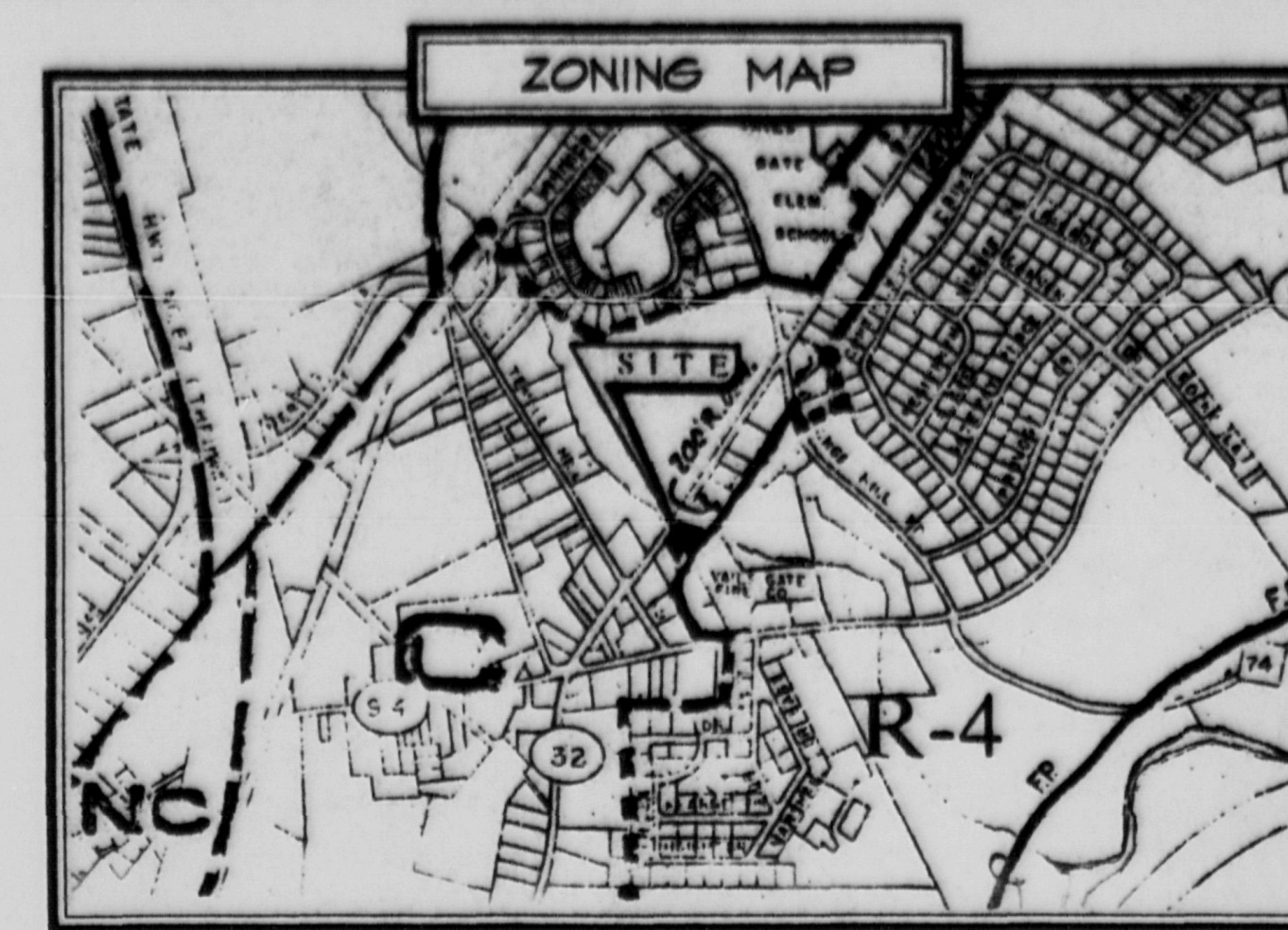
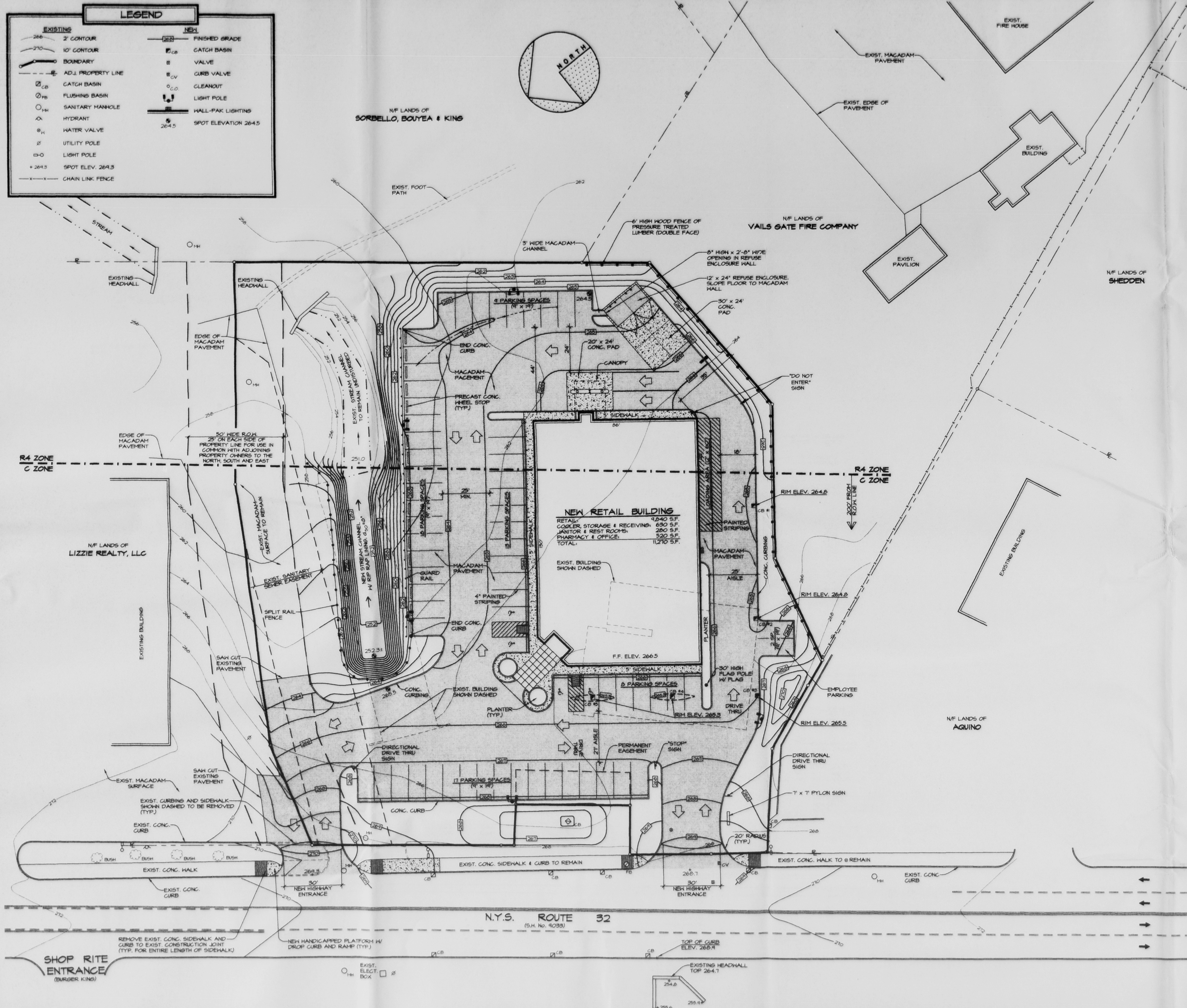
|                                                                                                                                                                                                                           |                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.                                                                                           |                                                                |
| <input type="checkbox"/> Yes                                                                                                                                                                                              | <input checked="" type="checkbox"/> No                         |
| B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.                                            |                                                                |
| <input type="checkbox"/> Yes                                                                                                                                                                                              | <input checked="" type="checkbox"/> No                         |
| C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)                                                                                                     |                                                                |
| C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:                                                                   |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:                                                                                 |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:                                                              |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:                                                                                                   |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:                                                                                                                         |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:                                                                                                                       |                                                                |
| No                                                                                                                                                                                                                        |                                                                |
| D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?                                                                                                                    |                                                                |
| <input type="checkbox"/> Yes                                                                                                                                                                                              | <input checked="" type="checkbox"/> No If Yes, explain briefly |

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

|                                                                                                                                                                                                                                                                                                                                    |                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.                                                                                                          |                                                               |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination: |                                                               |
| Town Of New Windsor Planning Board                                                                                                                                                                                                                                                                                                 |                                                               |
| Name of Lead Agency                                                                                                                                                                                                                                                                                                                |                                                               |
| James Petro                                                                                                                                                                                                                                                                                                                        | Chairman                                                      |
| Print or Type Name of Responsible Officer in Lead Agency                                                                                                                                                                                                                                                                           | Title of Responsible Officer                                  |
| Signature of Responsible Officer in Lead Agency                                                                                                                                                                                                                                                                                    | Signature of Preparer (if different from responsible officer) |
| Date                                                                                                                                                                                                                                                                                                                               |                                                               |





## ZONING SCHEDULE

### ZONE: C-1 DESIGN SHOPPING

#### BULK REGULATIONS OF ZONE - USE: A-1 - RETAIL STORE

##### BULK REGULATIONS: C ZONE

##### REQUIRED

##### PROVIDED

MIN. LOT AREA

40,000 S.F.

82,259 S.F.

MIN. LOT WIDTH

200 FT.

245 FT.

MIN. FRONT YARD DEPTH

60 FT.

72 FT.

MIN. SIDE YARD - ONE

30 FT.

40 FT.

MIN. SIDE YARD - BOTH

70 FT.

181 FT.

MIN. REAR YARD DEPTH

30 FT.

35 FT.

MIN. STREET FRONTAGE

N/A

240 FT.

BUILDING HEIGHT

(27' / FT. OF DISTANCE  
TO NEAREST LOT LINE - 35 FT.)

35'-0"

3'-6"

\* VARIANCE OBTAINED ON 4-14-1998

35'-0" ALLOWED

24'-6"

MAX. FLOOR AREA RATIO

0.50

0.14

##### OFF-STREET PARKING

##### REQUIRED

##### PROVIDED

###### RETAIL

1 SPACE PER 150 S.F. OF FLOOR  
AREA IN SALES USE  
(9240 S.F. / 150 S.F. PER SPACE)

66 SPACES

61 SPACES

##### COVERAGES

BUILDING COVERAGE  
% OF TOTAL AREA

11,270 S.F.  
13.7 %

PAVEMENT COVERAGE  
% OF TOTAL AREA

40,382 S.F.  
44.1 %

OPEN SPACE COVERAGE  
% OF TOTAL AREA

30,607 S.F.  
37.2 %

\* ZONING VARIANCE OBTAINED FROM ZONING BOARD OF APPEALS ON SEPT. 14, 1998.  
\* VARIANCE OBTAINED HAS AN INTERPRETATION ALLOWING THE EXPANSION OF A  
COMMERCIAL USE IN THE R4 ZONE.

- ## NOTES
- |                                                                                                                                                                                                                                                                                                                                                                        |                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 1. ZONING DISTRICT:                                                                                                                                                                                                                                                                                                                                                    | C1, DESIGN SHOPPING                                           |
| 2. RECORD OWNER & APPLICANT:                                                                                                                                                                                                                                                                                                                                           | S.H. PARTNERS, L.L.C.<br>30 CORPORATE CIRCLE<br>ALF, NY 12023 |
| 3. TOTAL PARCEL AREA:                                                                                                                                                                                                                                                                                                                                                  | 1.84± ACRES                                                   |
| 4. TAX MAP DESIGNATION:                                                                                                                                                                                                                                                                                                                                                | SECTION 65, BLOCK 2, LOTS 16,22 & 25                          |
| 5. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.                                                                                                                                                                                                                                |                                                               |
| 6. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.): SECTION 114B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 515 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING, UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7662. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS. |                                                               |
| 7. BOUNDARY AND PLANIMETRIC SURVEY INFORMATION OBTAINED FROM DRAUGHTING AND FINAL PLAN - ANNE DUNN, NIA PARTNERS, L.P. & VAILE GATE FIRE COMPANY, INC. PREPARED BY GREVAS & HILDRETH, P.C., AND HAVING A LATEST REVISION DATE OF OCT. 5, 1949. THIS DRAWING WAS APPROVED BY THE TOWN OF NEW HINDSOR PLANNING BOARD ON DEC. 8, 1949.                                    |                                                               |
| 8. A CONDITION OF SITE PLAN APPROVAL BY THE NEW HINDSOR PLANNING BOARD IS THAT THE THREE PARCELS AS INDICATED IN DRAWING 3 BE INCORPORATED ONTO ONE DEED, AND THE DEED BE FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK.                                                                                                                                              |                                                               |

| SCHEDULE OF DRAWINGS                                  |              |
|-------------------------------------------------------|--------------|
| SHEET TITLE                                           | SHEET NUMBER |
| SITE DEVELOPMENT / GRADING PLAN                       | 1 OF 9       |
| UTILITY PLAN                                          | 2 OF 9       |
| EXISTING CONDITIONS PLAN                              | 3 OF 9       |
| SITE DEVELOPMENT DETAILS                              | 4 OF 9       |
| UTILITY DETAILS                                       | 5 OF 9       |
| HIGHWAY IMPROVEMENTS PLAN & DETAILS                   | 6 OF 9       |
| LANDSCAPING PLAN & DETAILS                            | 7 OF 9       |
| EROSION CONTROL PLAN & MEASURES                       | 8 OF 9       |
| EROSION & SEDIMENT CONTROL DETAILS AND SPECIFICATIONS | 9 OF 9       |

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.  
DATE 7 May 99 SIGNATURE [Signature]

☐ SITE PLAN ☐ SUBDIVISION ☐ LOT LINE CHANGE  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUN 11 1999

PLANNING BOARD ON:  
BY: *Robert A. Stent*  
ED STENT, SECRETARY

|                           |                                                                           |                                                                                       |
|---------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Drawn By: <u>J.R.J.</u>   | Drawing:<br><b>SITE DEVELOPMENT / GRADING<br/>         PLAN</b>           |  |
| Checked By: <u>G.J.S.</u> | Project:<br>NEW RETAIL BUILDING<br>FOR<br><b>S. W. PARTNERS, L. L. C.</b> |                                                                                       |
| Scale: <u>1"=20'</u>      |                                                                           |                                                                                       |
| Date: <u>3-17-1999</u>    |                                                                           |                                                                                       |
|                           |                                                                           | Project:<br>98                                                                        |

RECEIVED MAY - 7 1999 99-6 1

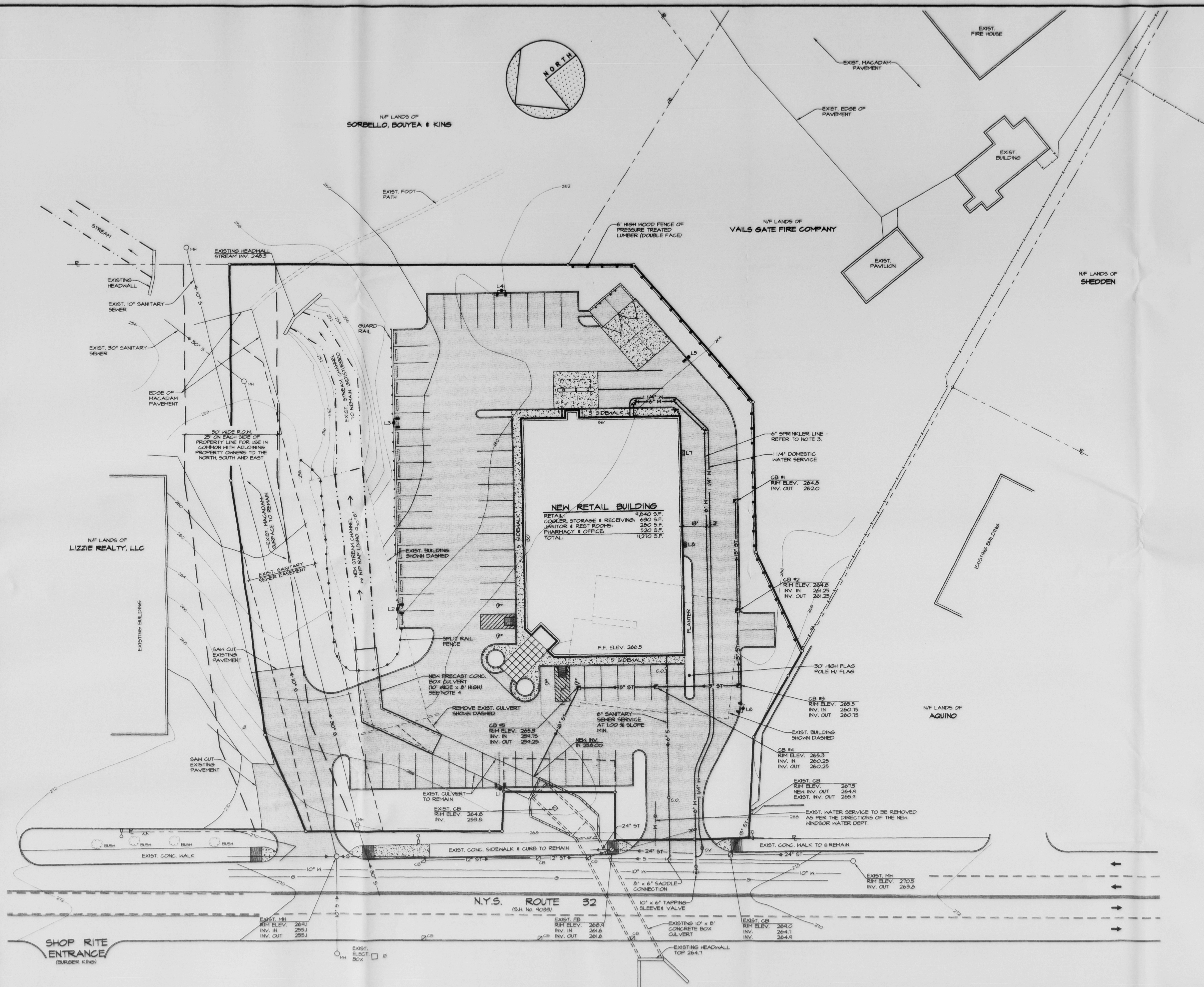
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 1989, SHAW ENGINEERING

**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh N.Y. 12550





### LEGEND

| EXISTING              | NEW                          |
|-----------------------|------------------------------|
| 2" CONTOUR            | CATCH BASIN                  |
| 10" CONTOUR           | SANITARY MANHOLE             |
| BOUNDARY              | VALVE                        |
| ADJ. PROPERTY LINE    | CURB VALVE                   |
| CATCH BASIN           | HYDRANT                      |
| FLUSHING BASIN        | 6" S. SANITARY SEWER         |
| SANITARY MANHOLE      | 6" W. WATER MAIN             |
| HYDRANT               | 1 1/4" W. WATER SERVICE LINE |
| WATER VALVE           | 15" ST. STORM DRAIN          |
| UTILITY POLE          | FITTINGS W/ THRUST BLOCK     |
| LIGHT POLE            | SANITARY CLEANOUT            |
| 10" S. SANITARY SEWER | LIGHT POLE                   |
| 10" W. WATER MAIN     | WALL-PACK LIGHTING           |
| 12" ST. STORM SEWER   |                              |
| GAS MAIN              |                              |
| CHAIN LINK FENCE      |                              |

### NOTES

- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 118B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 59 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- WHERE REQUIRED, BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SIZE OF SPRINKLER LINE MAY INCREASE / DECREASE SUBJECT TO DETERMINATION BY SPRINKLER CONTRACTOR.
- PRECAST CONCRETE BOX CULVERT SHALL BE AS FABRICATED BY A. ROTUNDO & SONS, INC., AVON, CT. BOX CULVERT SHALL BE ABLE TO WITHSTAND A MINIMUM OF H202 LOADING PLUS APPLIED DEAD LOAD. SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER FOR APPROVAL SHOWING REINFORCEMENT SIZE AND LOCATION. DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF N.Y. AND ACCOMPANIED BY DESIGN CALCULATIONS.

### UTILITY MATERIAL SPECIFICATIONS

SANITARY SEWERS: PVC SDR-35  
 STORM SEWERS: ADS N-12 PVC PIPING  
 SPRINKLER SERVICE LINE: GLASS 52 DUCTILE IRON PIPE, CEMENT LINED AND BITUMINOUS COATED  
 DOMESTIC WATER SERVICE: COPPER, TYPE K

### LIGHTING SCHEDULE

| LIGHT FIXTURE No. | LUMENS | WATTS   | TILT | HEIGHT | MOUNT | MODEL                      |
|-------------------|--------|---------|------|--------|-------|----------------------------|
| L1                | 2      | 400 MH  | 45°  | 20'    | POLE  | TFL400M RA2 TB IS LPI NARA |
| L2                | 2      | 400 MH  | 60°  | 20'    | POLE  | TFL400M RA2 TB IS LPI NARA |
| L3                | 2      | 400 MH  | 60°  | 20'    | POLE  | TFL400M RA2 TB IS LPI NARA |
| L4                | 2      | 400 MH  | 60°  | 20'    | POLE  | TFL400M RA2 TB IS LPI NARA |
| L5                | 1      | 400 MH  | 60°  | 20'    | POLE  | TFL400M RA2 TB IS LPI NARA |
| L6                | 2      | 400 MH  | 60°  | 20'    | POLE  | TFL400M RA2 TB IS LPI NARA |
| L7                | 1      | 100 WPS | -    | 12'    | HALL  | TWH 100S WS                |
| L8                | 1      | 100 WPS | -    | 12'    | HALL  | TWH 100S WS                |

LUMINAIRES L1 THRU L6 SHALL BE FIELD ADJUSTED BY FIXTURE ROTATION AND SHIELDS TO LIMIT INTRUSION OF LIGHT ONTO ADJACENT PROPERTIES

**Shaw Engineering**  
 Consulting Engineers  
 744 Broadway Newburgh, N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 1999 SHAW ENGINEERING

| ISSUE | REVISION | DATE |
|-------|----------|------|
|       |          |      |

Drawn By: J.R.J. Drawing: **UTILITY PLAN**

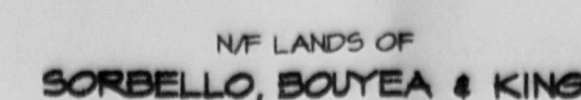
Checked By: G.J.S. Project: **NEW RETAIL BUILDING FOR S. W. PARTNERS, L. L. C.**

Scale: 1"=20'

Date: 5-2-1999 N.Y.S. ROUTE 32 TOWN OF NEW WINDSOR, N.Y.

2 OF 9  
 Project No. 9805





N/F LANDS OF  
VAILS GATE FIRE COMPANY

N/F LANDS OF  
SHEDDEN

N/F LANDS OF  
LIZZIE REALTY, LLC

PARCEL No. 2

PARCEL No. 3

PARCEL No.

NF LANDS OF  
AQUINO

N.Y.S. ROUTE 32  
(S.H. No. 9033)

SHOP RITE  
ENTRANCE  
(BURGER KING)

**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF  
SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 1999 SHAW ENGINEERING

### LEGEND

EXISTING

|  |                  |
|--|------------------|
|  | 2' CONTOUR       |
|  | 10' CONTOUR      |
|  | BOUNDARY         |
|  | ADJ. PROP.       |
|  | CATCH BASIN      |
|  | FLUSHING BASIN   |
|  | SANITARY MANHOLE |
|  | HYDRANT          |
|  | WATER VALVE      |
|  | UTILITY POLE     |
|  | LIGHT POLE       |
|  | SANITARY SEWER   |
|  | WATER MAIN       |
|  | STORM SEWER      |
|  | WATER MAIN       |
|  | GAS MAIN         |
|  | SPOT ELEVATION   |
|  | CHAIN LINK       |

## NOTES

1. EXISTING SITE CONDITIONS OBTAINED BY GREVAS & HILDETHRE, P.C., LAND SURVEYORS.
2. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (A.P.F.O.), SECTION 11(B) OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 85 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR ANY OTHER ACT THAT COULD DAMAGE OR DESTROY UTILITY LINES - §62-76(2). CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
3. BOUNDARY AND PLANIMETRIC SURVEY INFORMATION OBTAINED FROM DRAWING "EXISTING UTILITIES AND ADJACENT PROPERTY" DATED JANUARY 19, 1948, BY THE COMPANY, INC., PREPARED BY GREVAS & HILDETHRE, P.C., AND DATED APRIL 7, 1948. THIS DRAWING WAS RECORDED IN THE OFFICE OF THE ORANGE COUNTY CLERK AS MAP NO. 100 ON JANUARY 19, 1948.

☐ SITE PLAN ☐ SUBDIVISION ☐ LOT LINE CHANGE  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUN 11 1999

PLANNING BOARD ON:  
BY: *Edward J. Stank*  
ED JENI SECRETARY

Drawn By J.R.J.

OWNED BY: \_\_\_\_\_

Checked By: G.J.S.

18. 221

Scale: 1" = 20'

Drawing:

EXISTING CONDITIONS PLAN

|          |  |
|----------|--|
| Project: |  |
|----------|--|

NEW RETAIL BUILDING

S. W. PARTNERS, L. L. C.

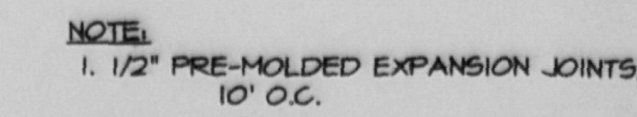
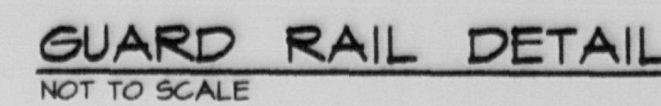
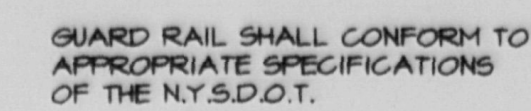
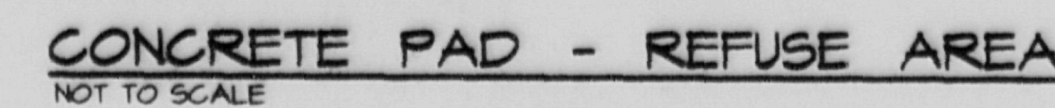
N.Y.S. ROUTE 32

TOWN OF NEW WINDSOR, N.Y.

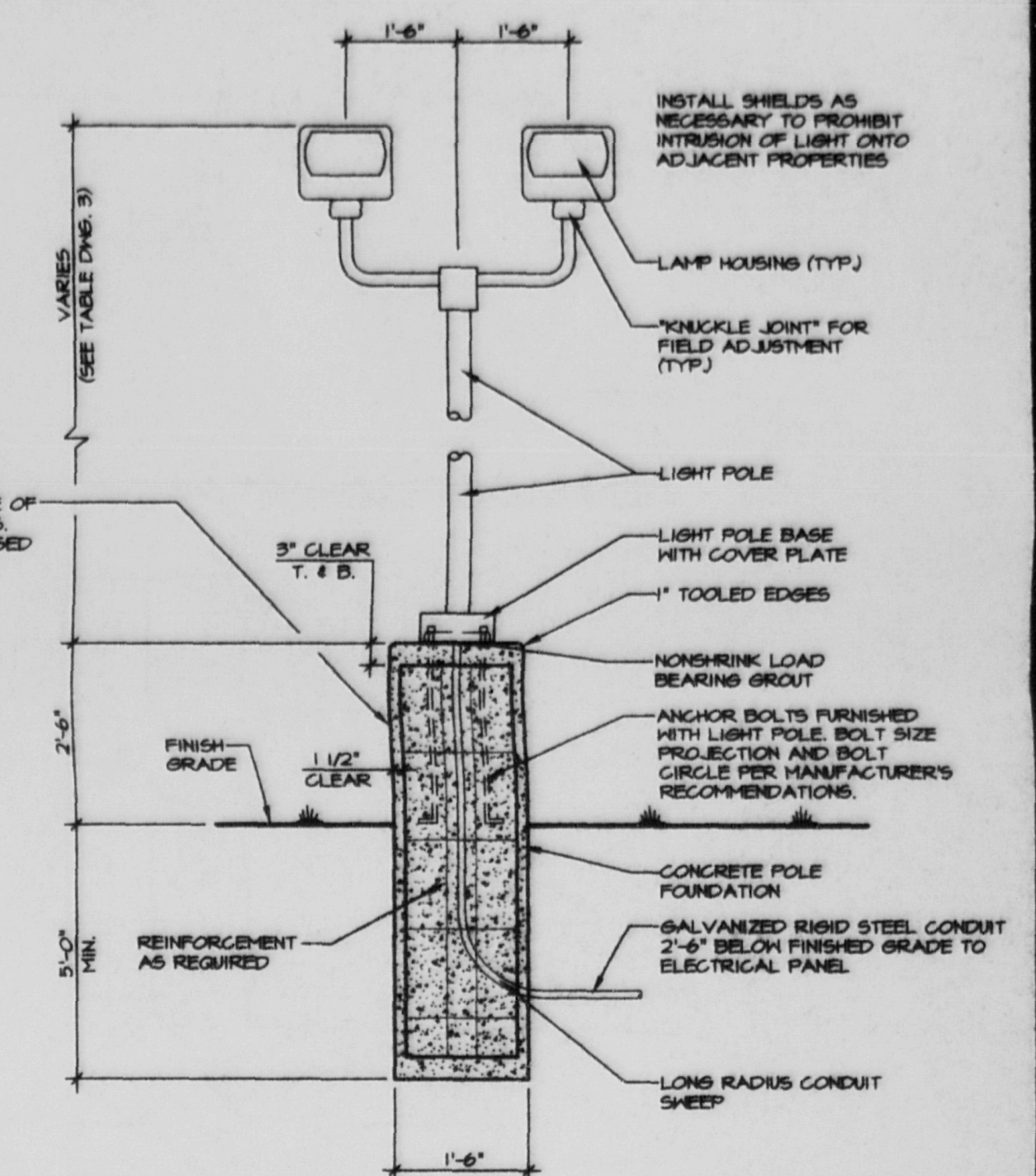
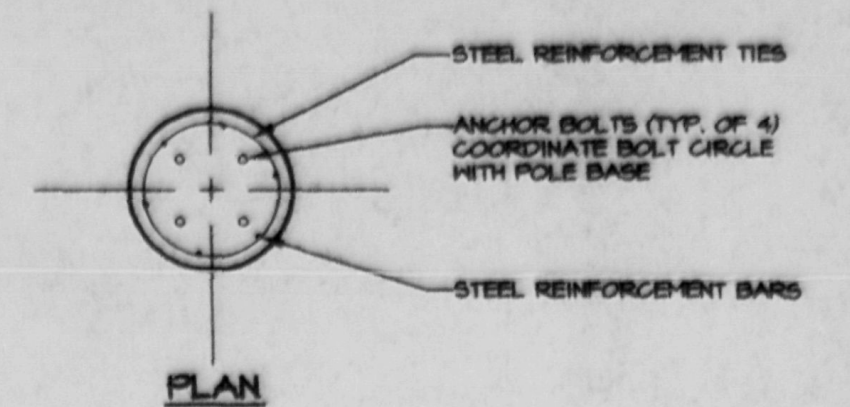
3 OF 9

Project No. 9805

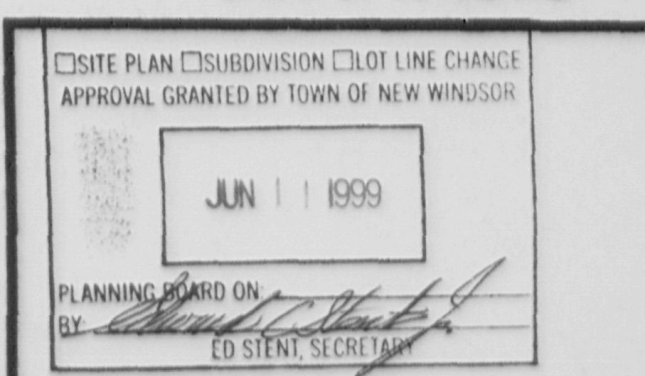
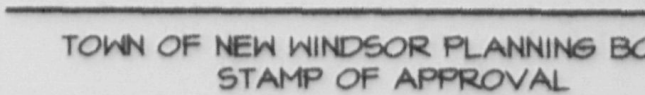
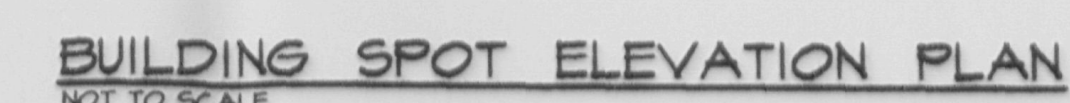
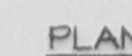
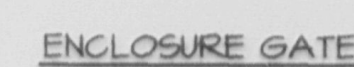
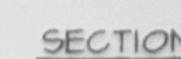
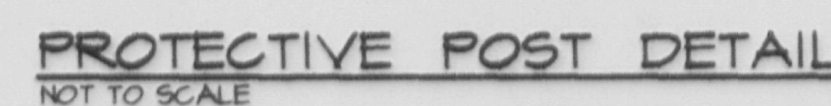
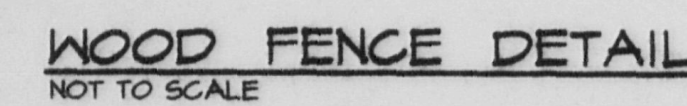
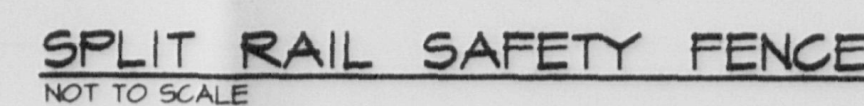
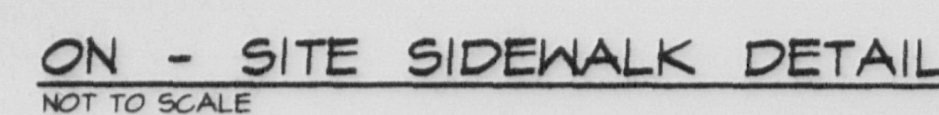
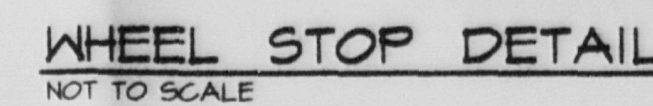
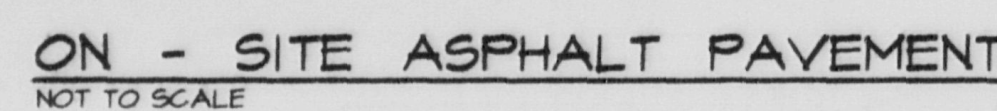




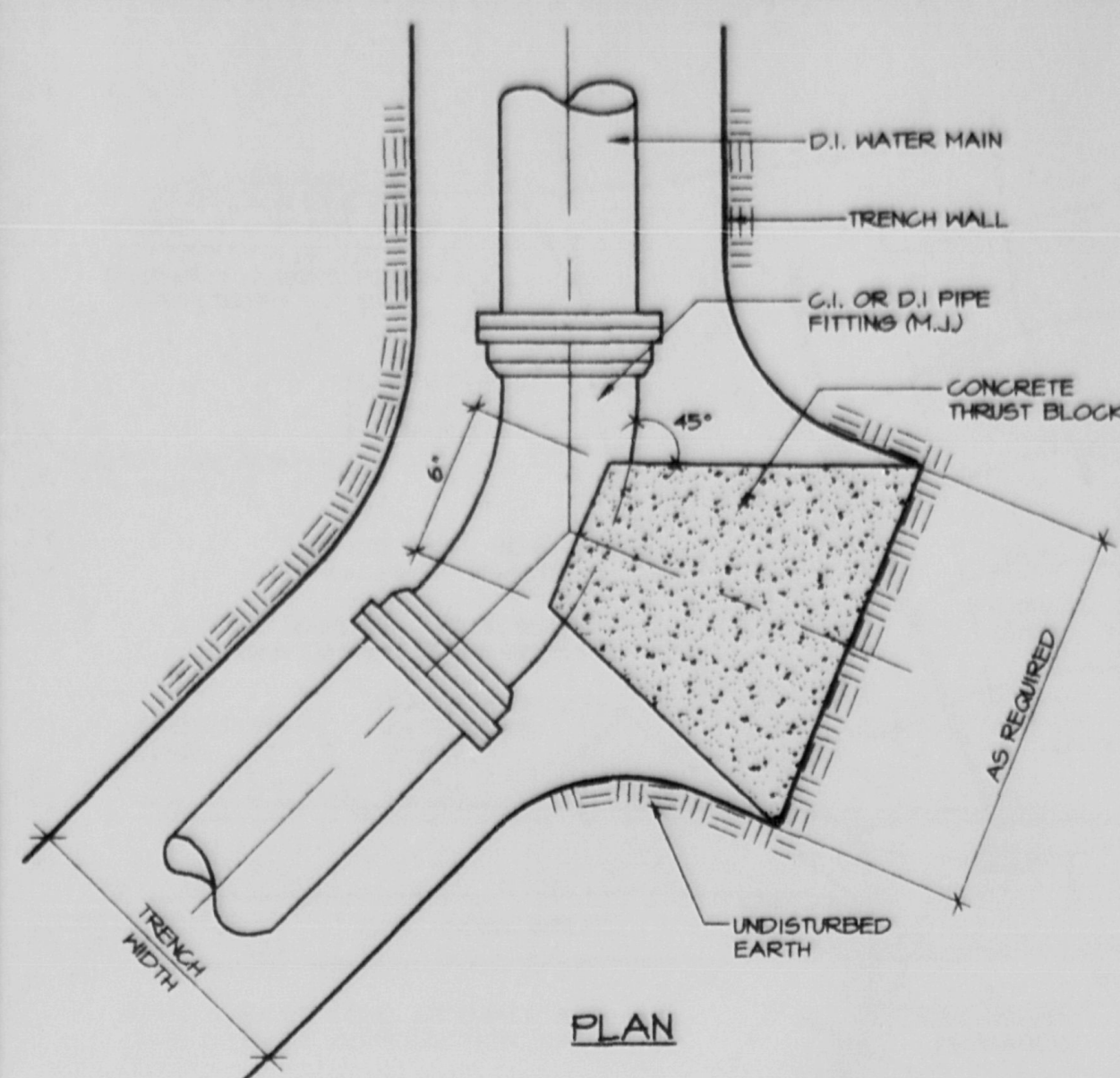
ON - SITE CURB DETAIL



LIGHT POLE FOUNDATION DETAIL  
NOT TO SCALE

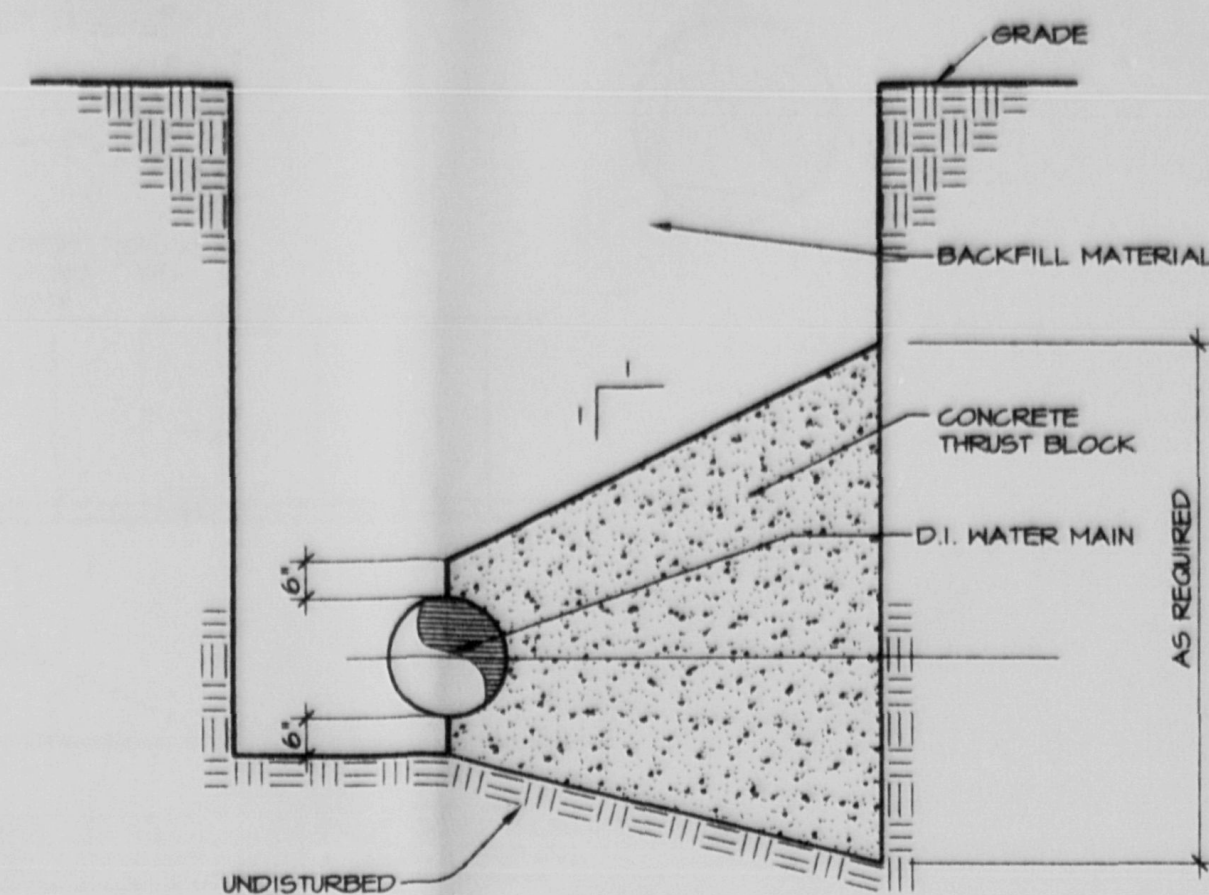




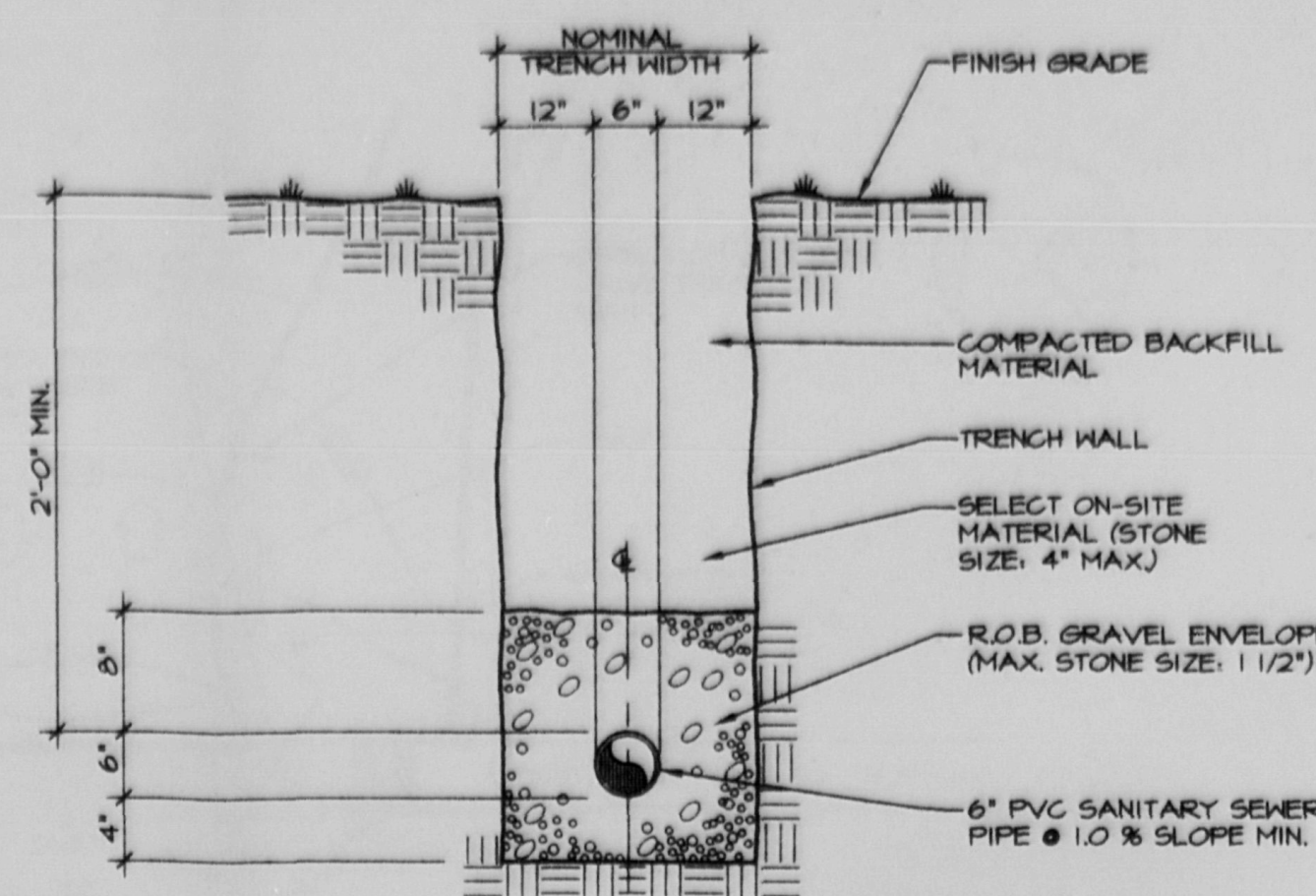


PLAN

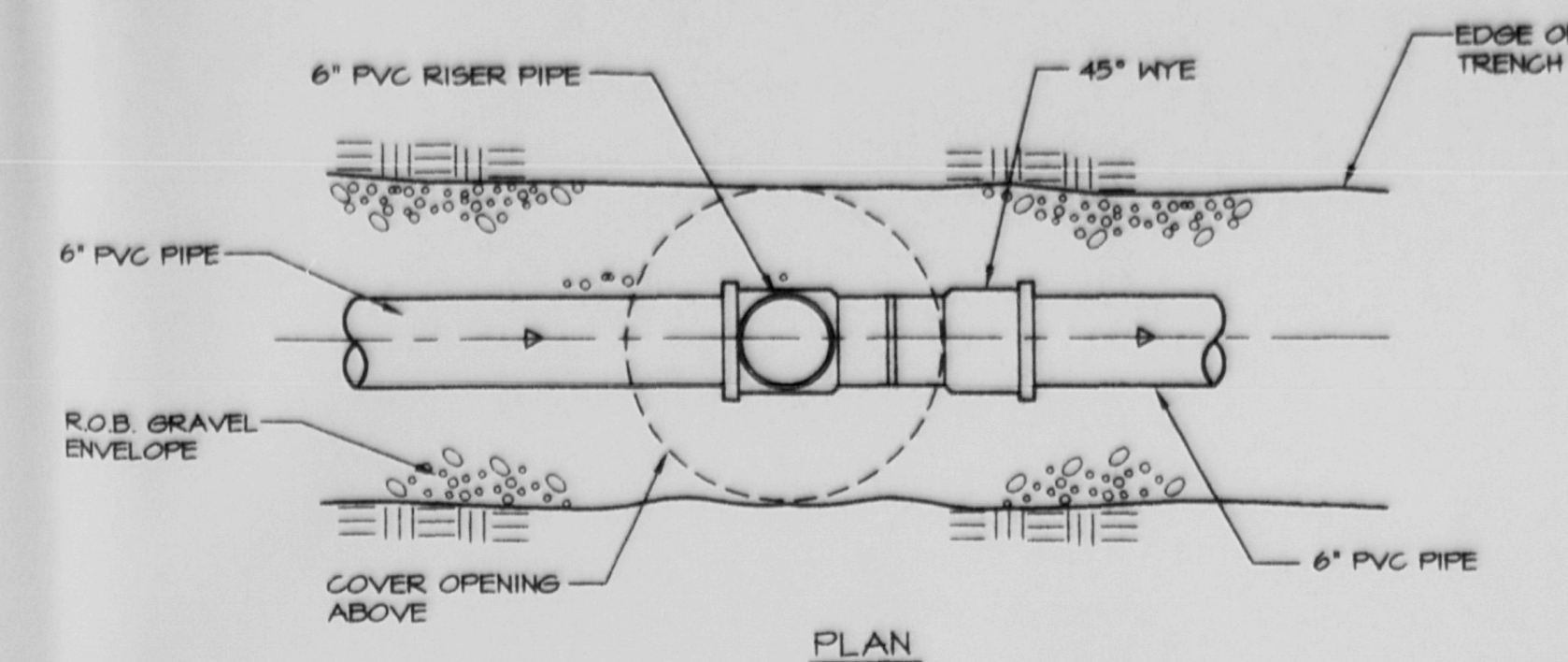
THRUST BLOCK  
NOT TO SCALE



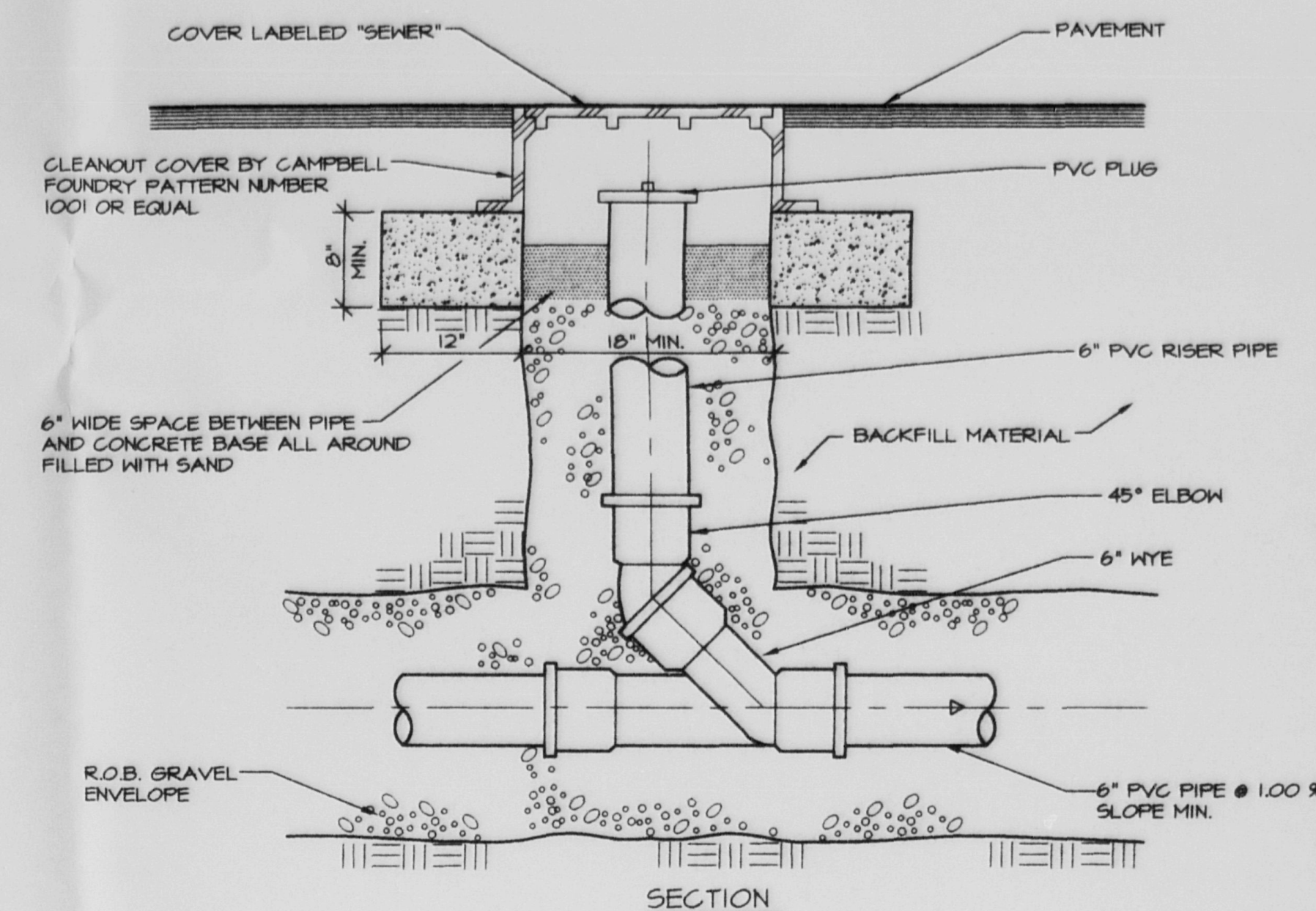
SECTION



SANITARY SERVICE TRENCH EXCAVATION  
NOT TO SCALE

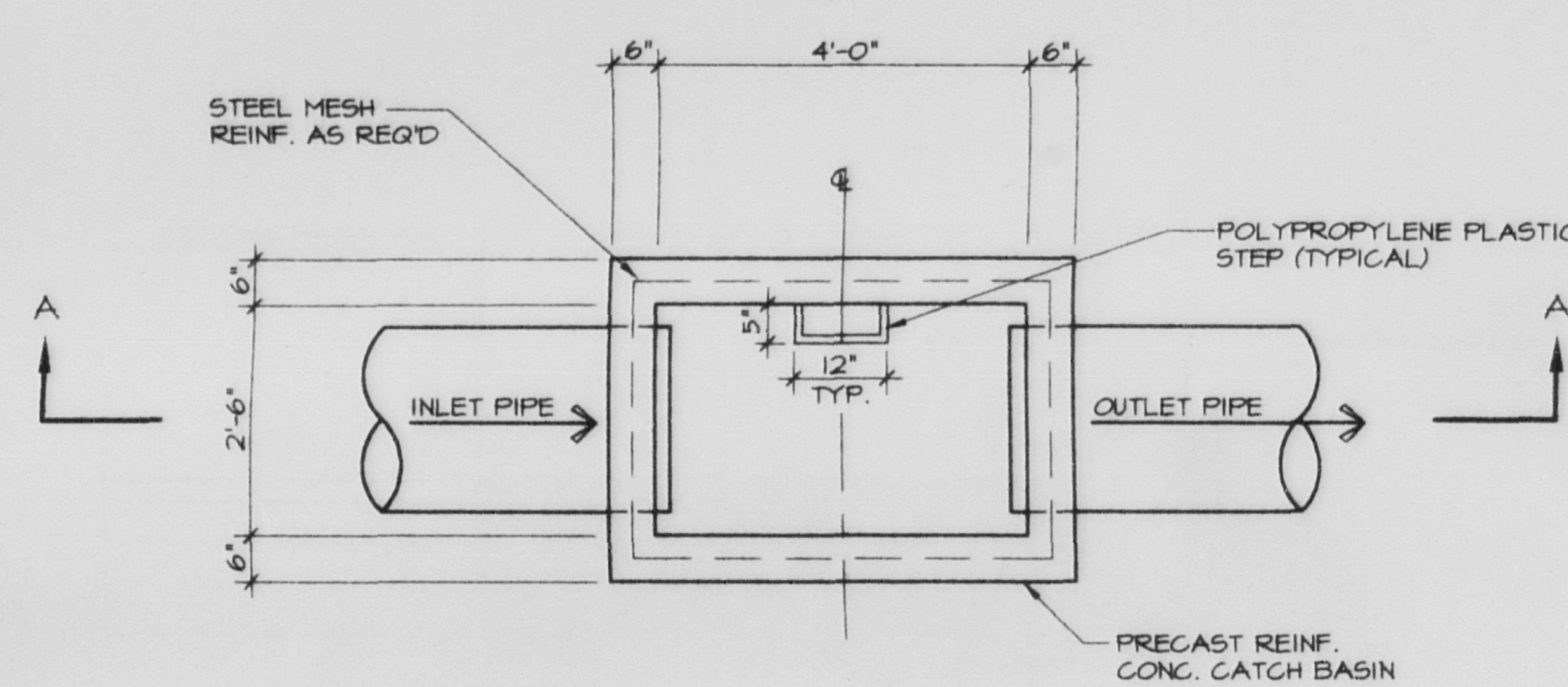


PLAN



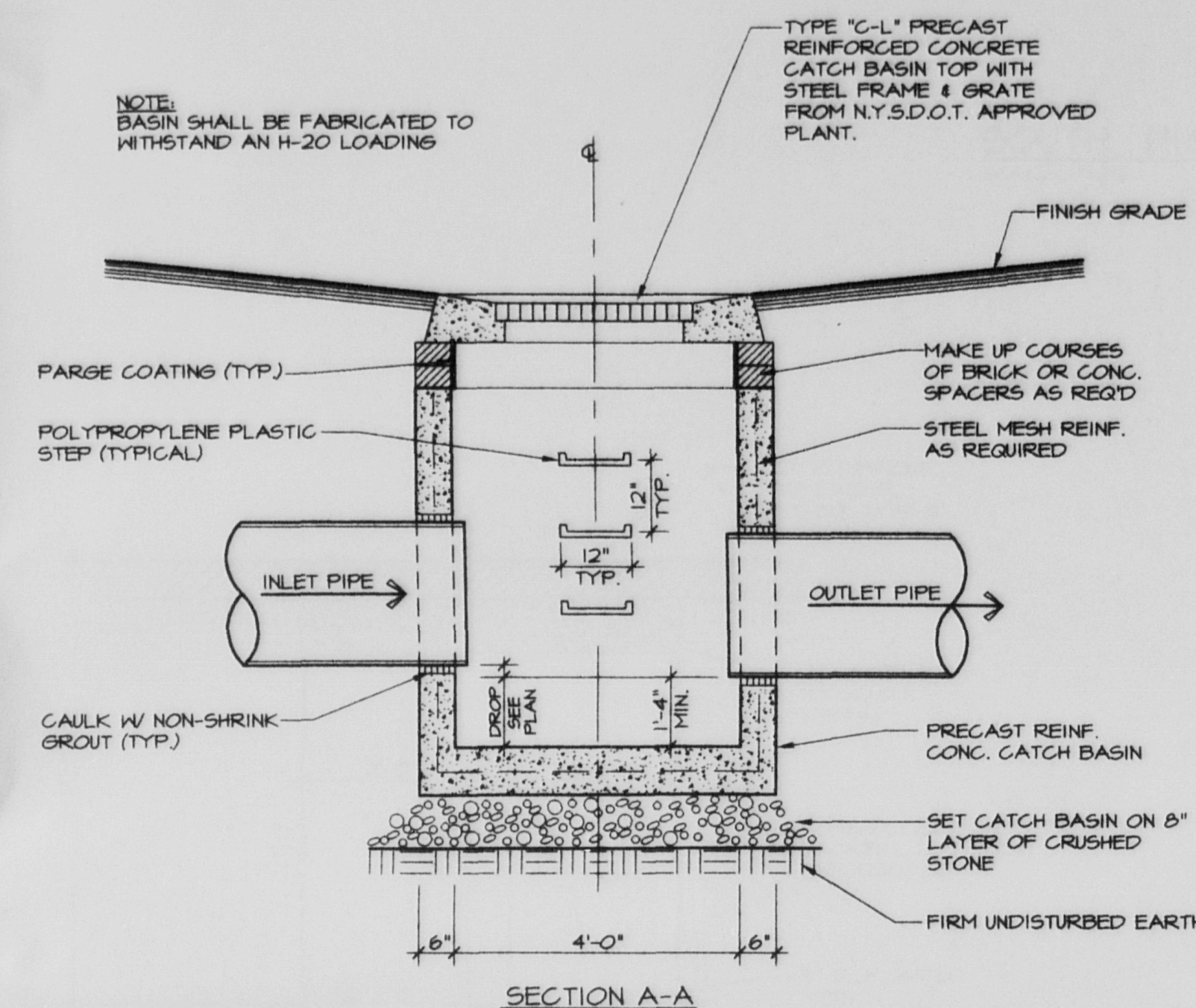
SECTION

SANITARY IN - LINE CLEANOUT  
NOT TO SCALE

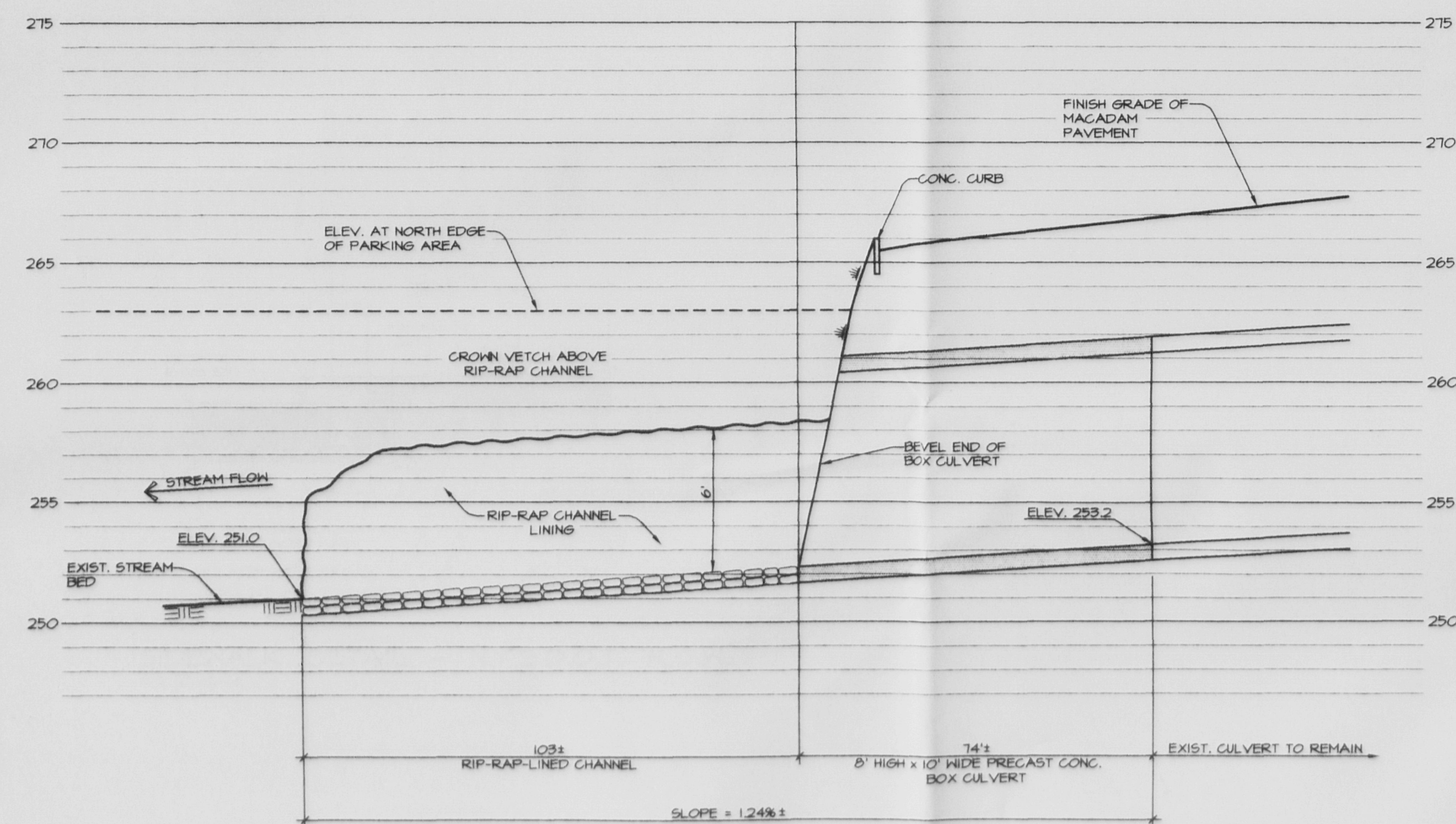


PLAN

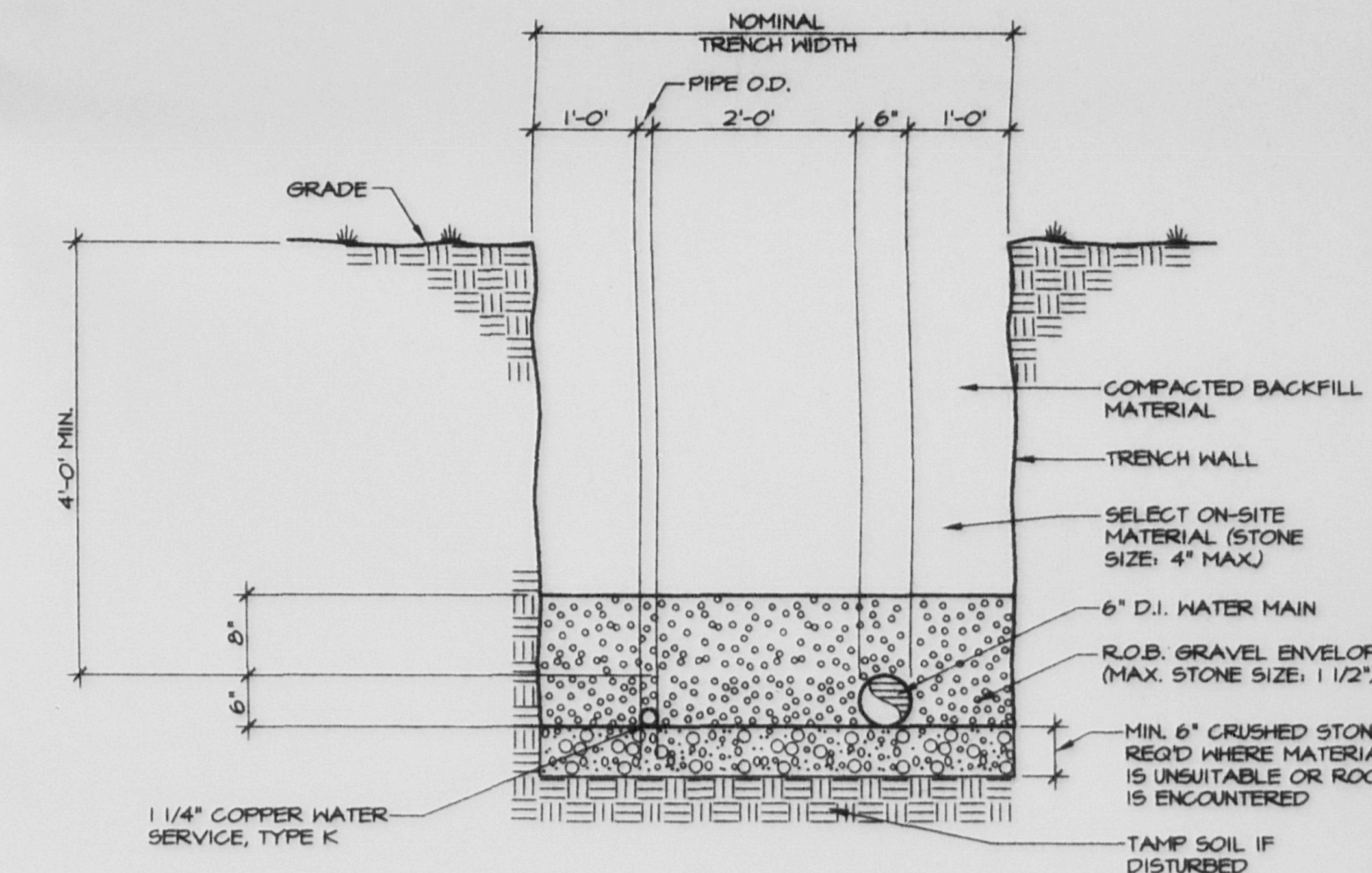
CATCH BASIN DETAIL  
NOT TO SCALE



SECTION A-A

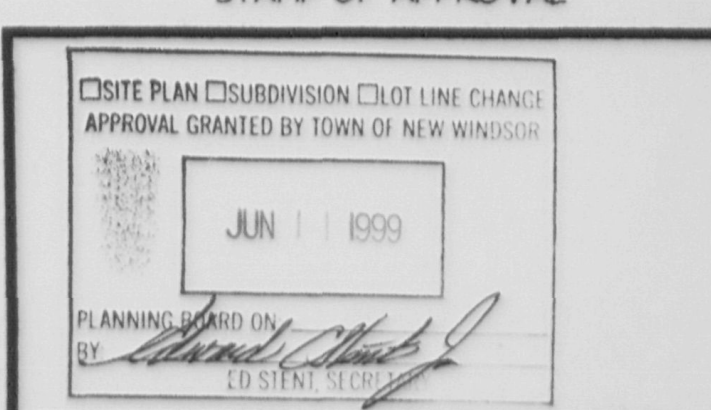


CULVERT PROFILE  
NOT TO SCALE



WATER MAIN EXCAVATION  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL



**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh N.Y. 12550

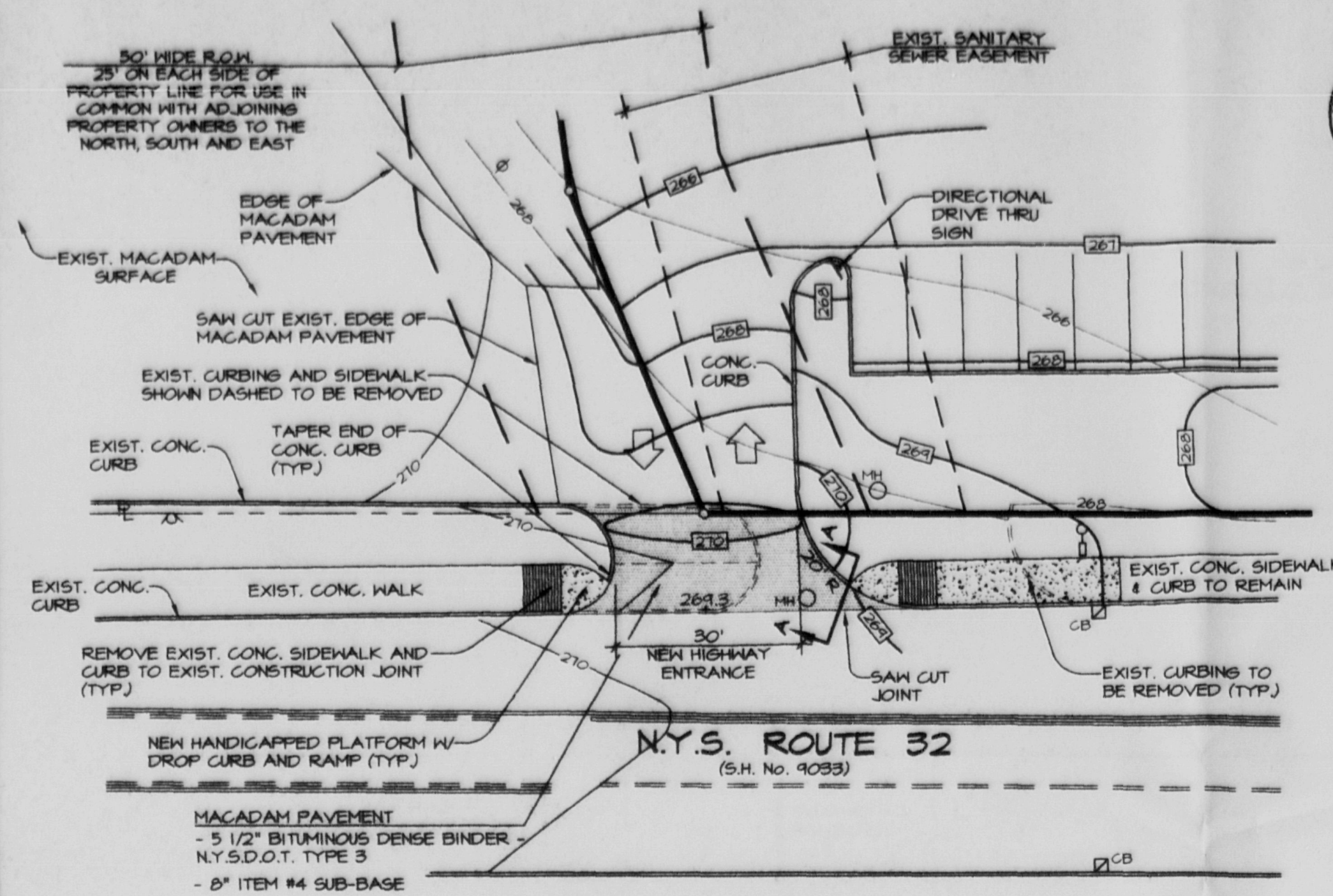
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

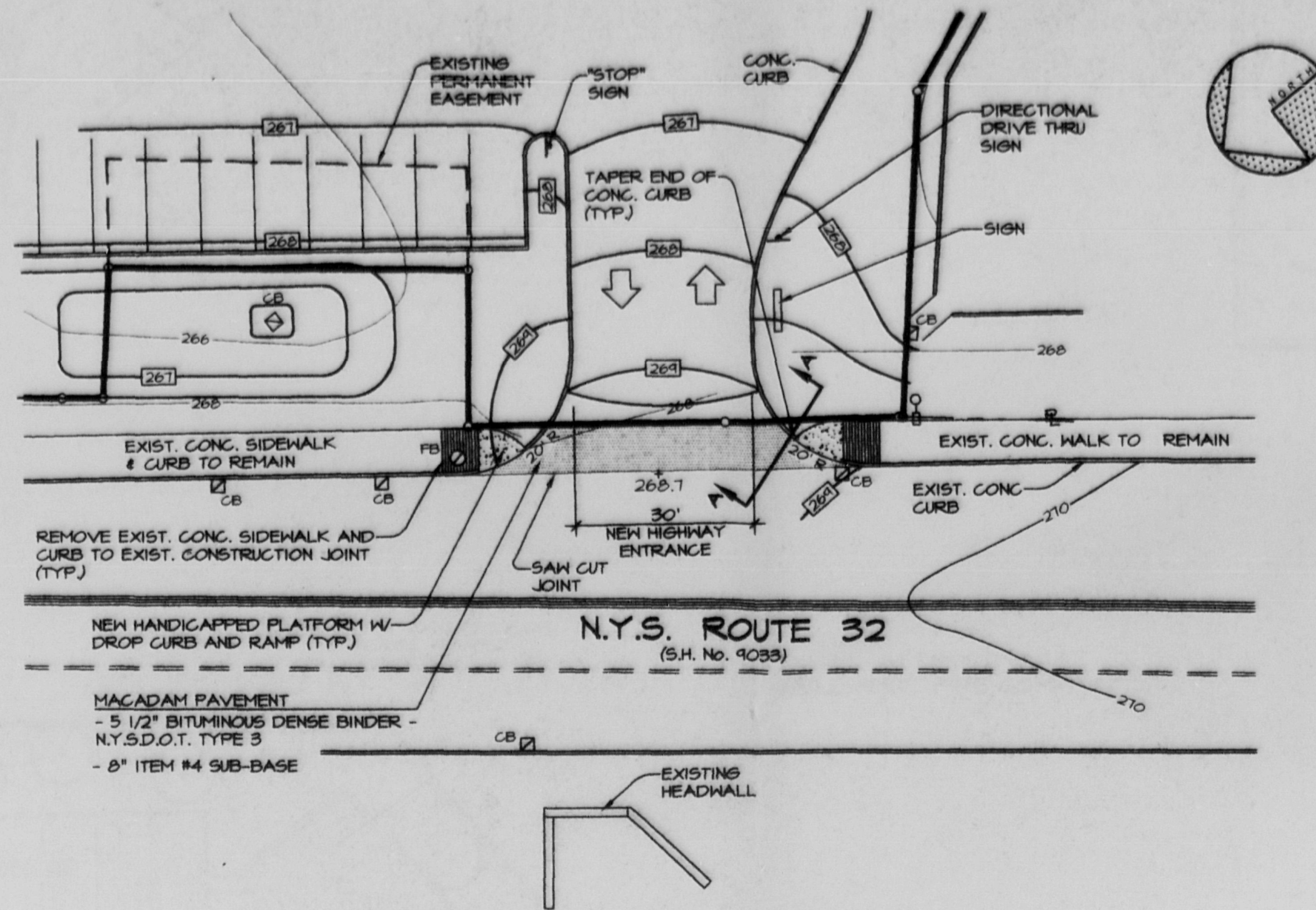
COPYRIGHT 1999 SHAW ENGINEERING

|                  |                    |                 |                |                                                                                                  |                            |
|------------------|--------------------|-----------------|----------------|--------------------------------------------------------------------------------------------------|----------------------------|
| Drawn By: J.R.J. | Checked By: G.J.S. | Scale: AS SHOWN | Date: 5-2-1999 | Project: NEW RETAIL BUILDING FOR S.W. PARTNERS, L.L.C. N.Y.S. ROUTE 32 TOWN OF NEW WINDSOR, N.Y. | 5 OF 9<br>Project No. 9805 |
| ISSUE            | REVISION           | DATE            |                |                                                                                                  |                            |

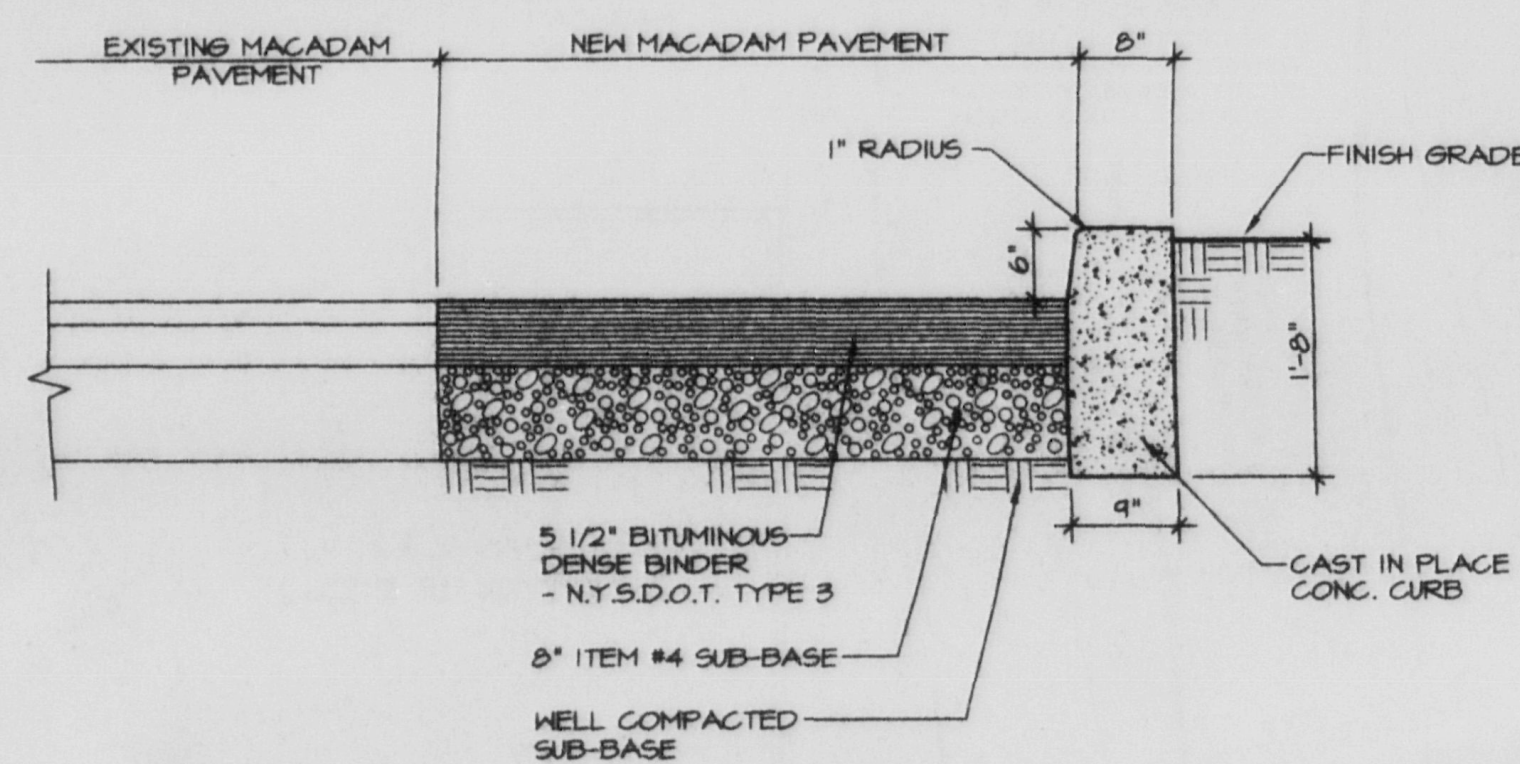




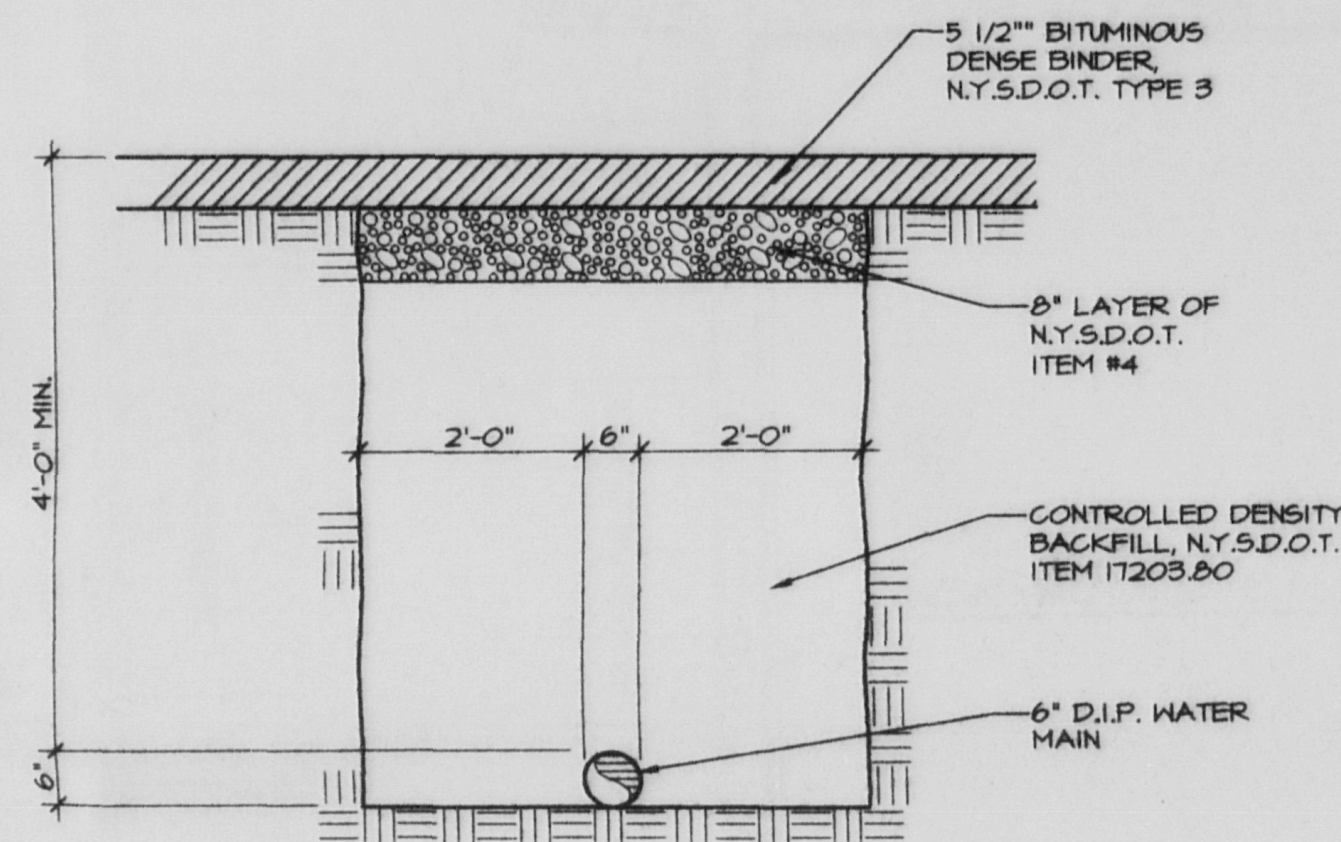
**NORTH HIGHWAY ENTRANCE PLAN**  
SCALE: 1"=20'



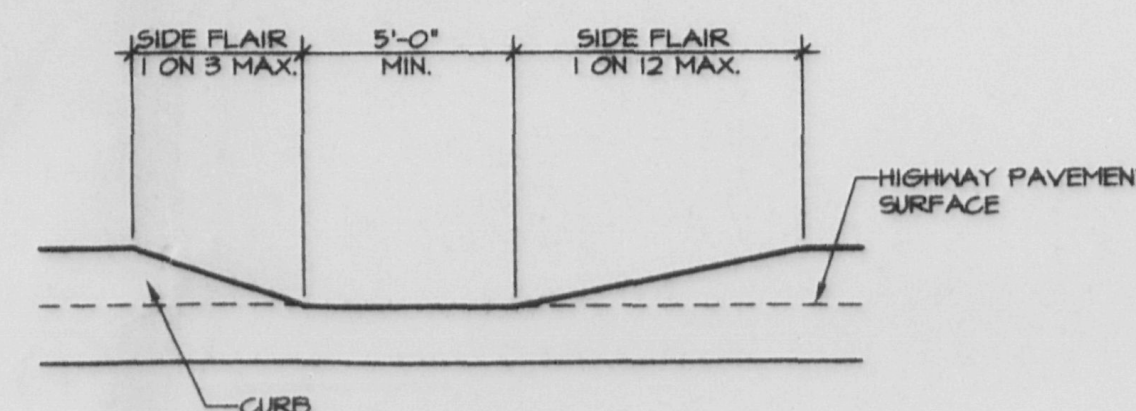
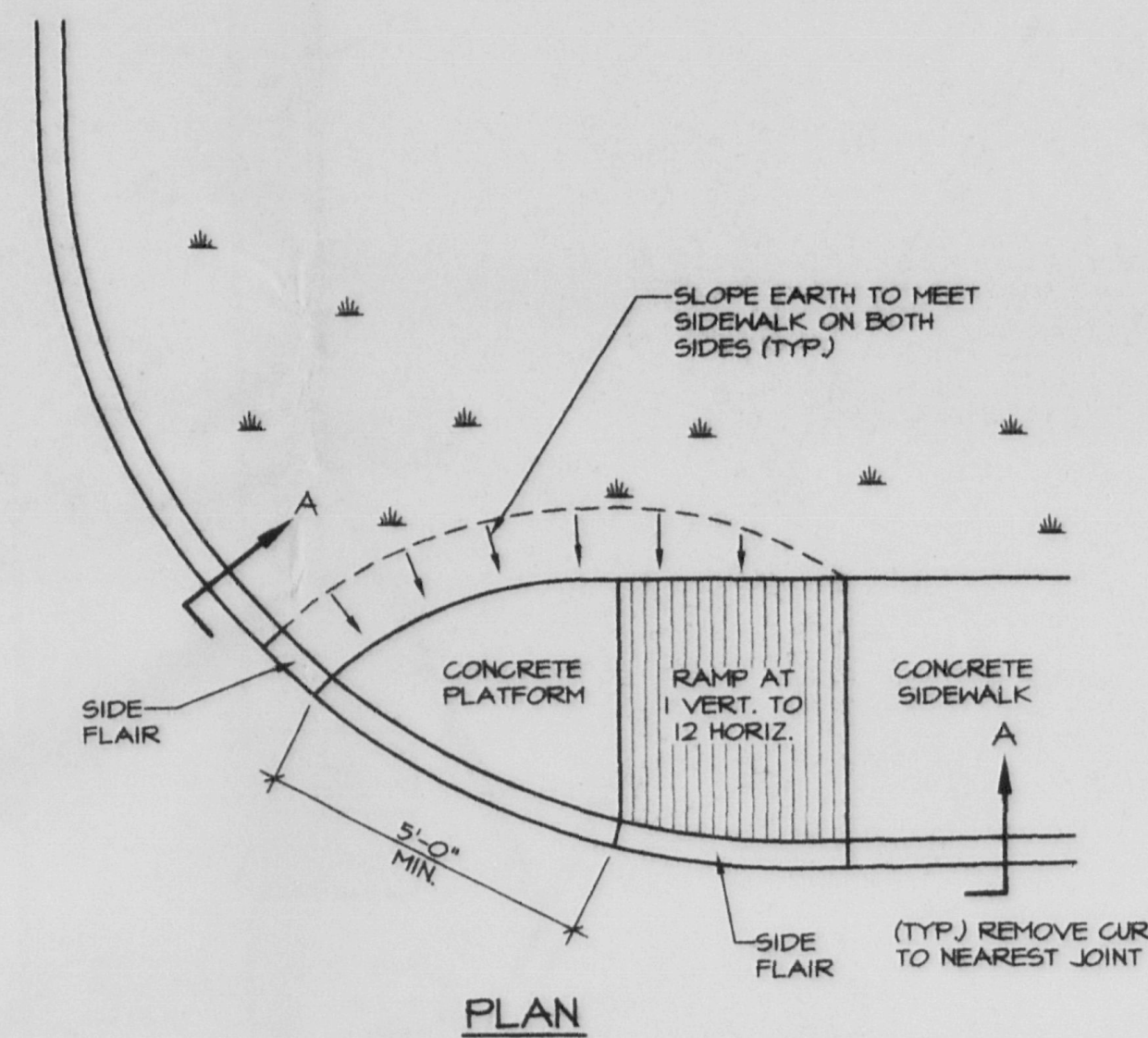
**SOUTH HIGHWAY ENTRANCE PLAN**  
SCALE: 1"=20'



**SECTION A - A**  
**CURB DETAIL - N.Y.S.D.O.T. R.O.W.**  
NOT TO SCALE

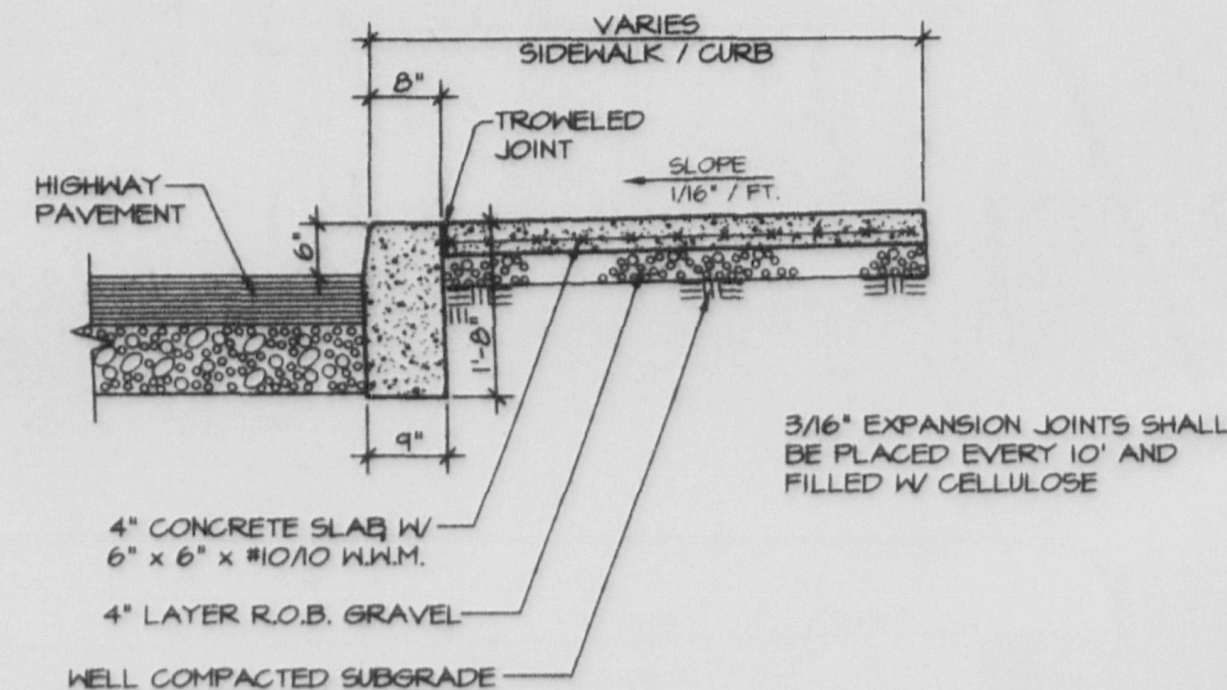


**WATER MAIN TRENCH DETAIL**  
**N.Y.S. D.O.T. R.O.W.**  
NOT TO SCALE



**SECTION A - A**

**SIDEWALK RAMP DETAIL - N.Y.S.D.O.T. R.O.W.**  
NOT TO SCALE



**SIDEWALK DETAIL - N.Y.S.D.O.T. R.O.W.**  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

CONTRACT PLAN SUBDIVISION CLOT LINE CHANGE  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUN 1 1999

PLANNING BOARD ON  
BY *[Signature]*  
EDWARD J. STONE

**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF  
SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE  
SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL  
ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 1999 SHAW ENGINEERING

| ISSUE | REVISION | DATE |
|-------|----------|------|
|       |          |      |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 5-2-1999

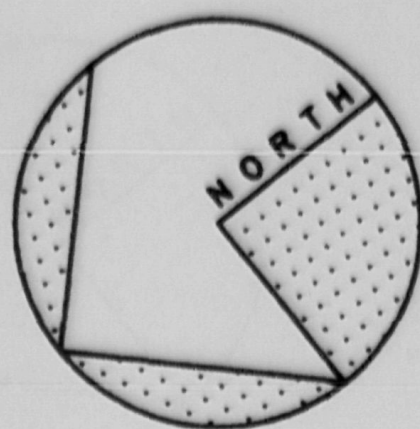
Drawing:  
**HIGHWAY IMPROVEMENTS PLAN  
& DETAILS**

Project:  
NEW RETAIL BUILDING  
FOR  
**S. W. PARTNERS, L. L. C.**

N.Y.S. ROUTE 32 TOWN OF NEW WINDSOR, N.Y.

6 OF 9  
Project No. 9805





N/F LANDS OF  
SORBELLO, BOUYEA & KING

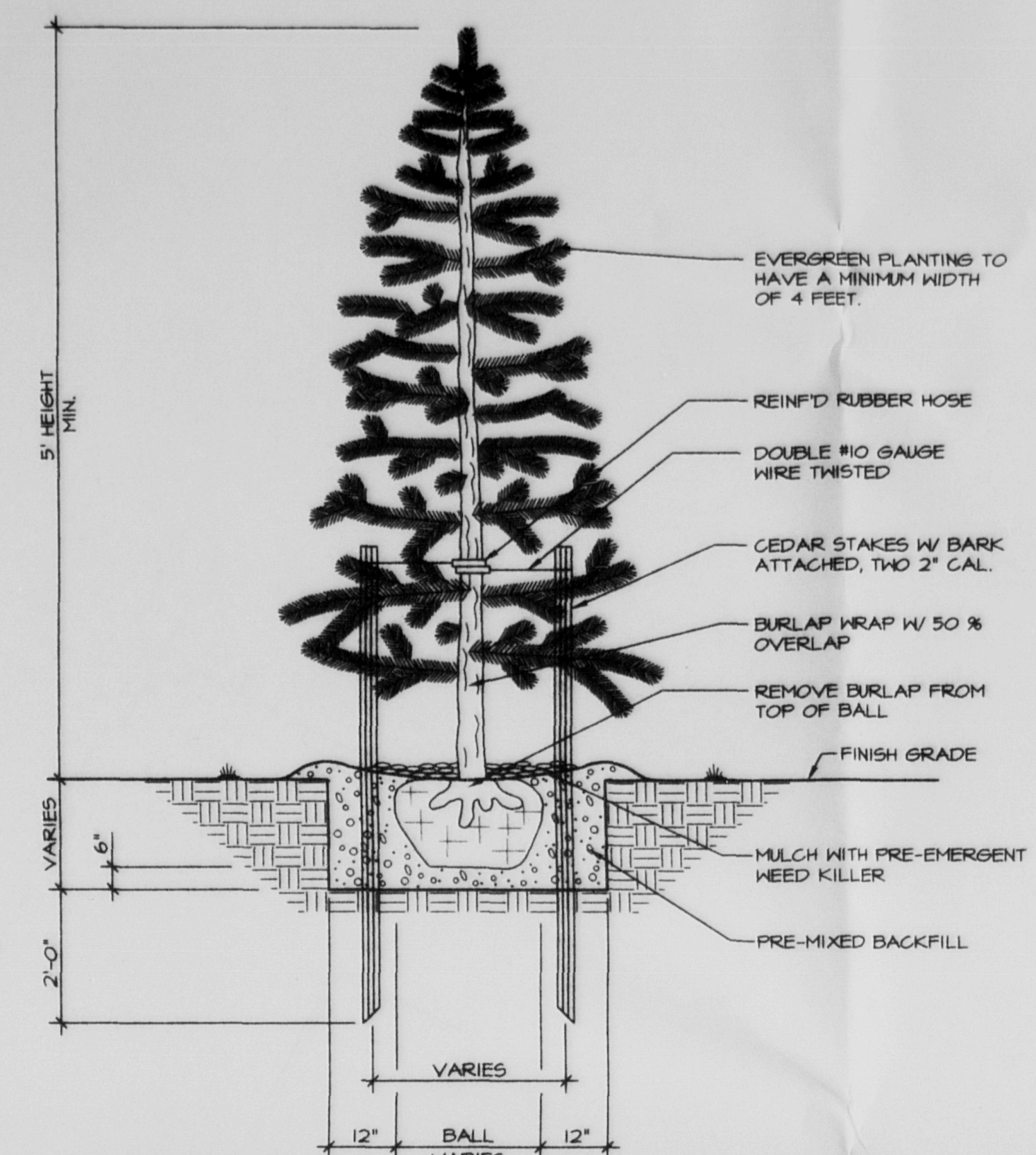
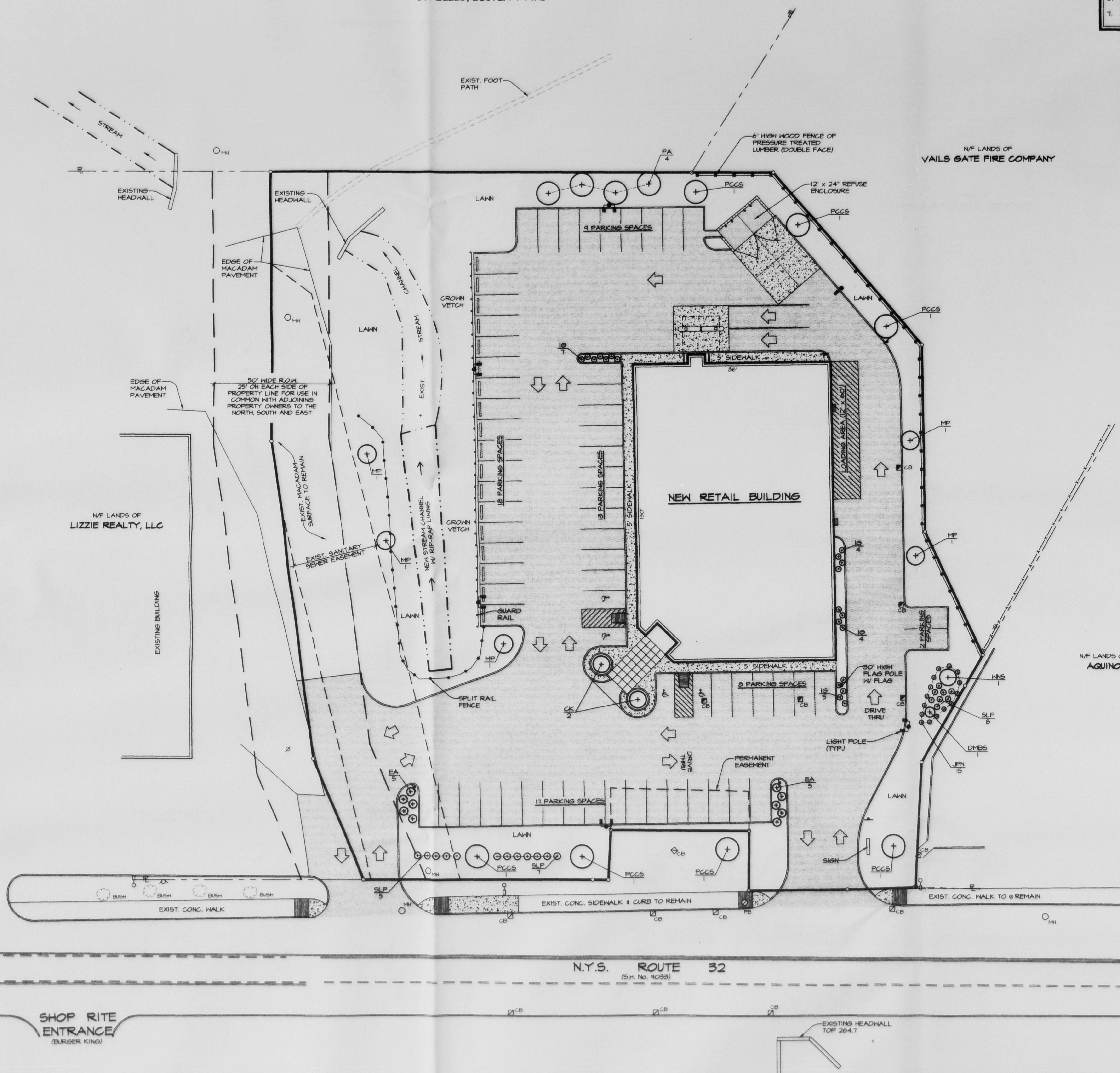
N/F LANDS OF  
VAILS GATE FIRE COMPANY

### PLANTING NOTES

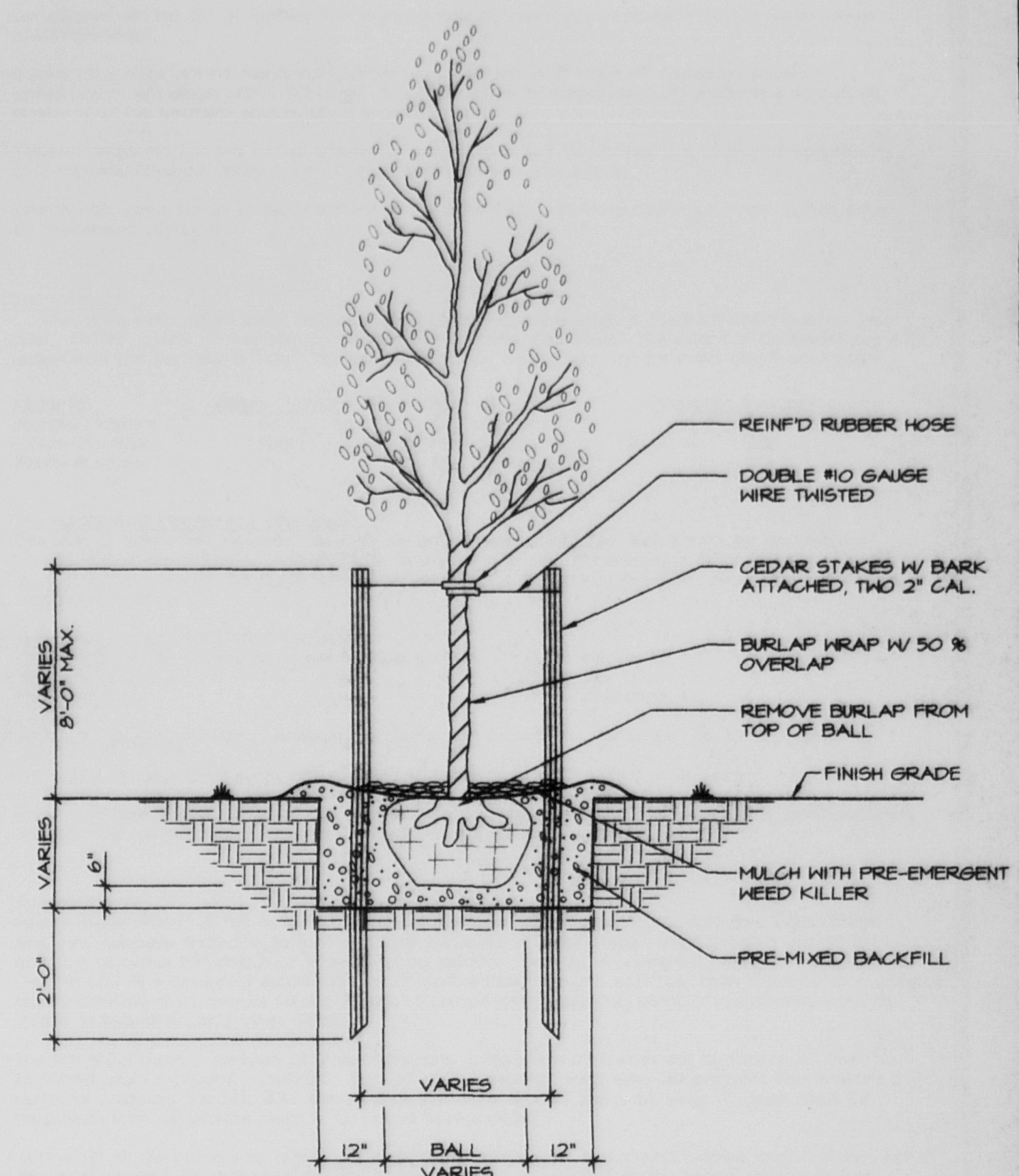
1. TOP SOIL DEPTHS FOR BEDS: 4" FOR LAWN AND GROUND COVER AREAS; 2" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
6. ALL SEEDING AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR TWO WEEKS.
7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUNDING.

### PLANT LIST

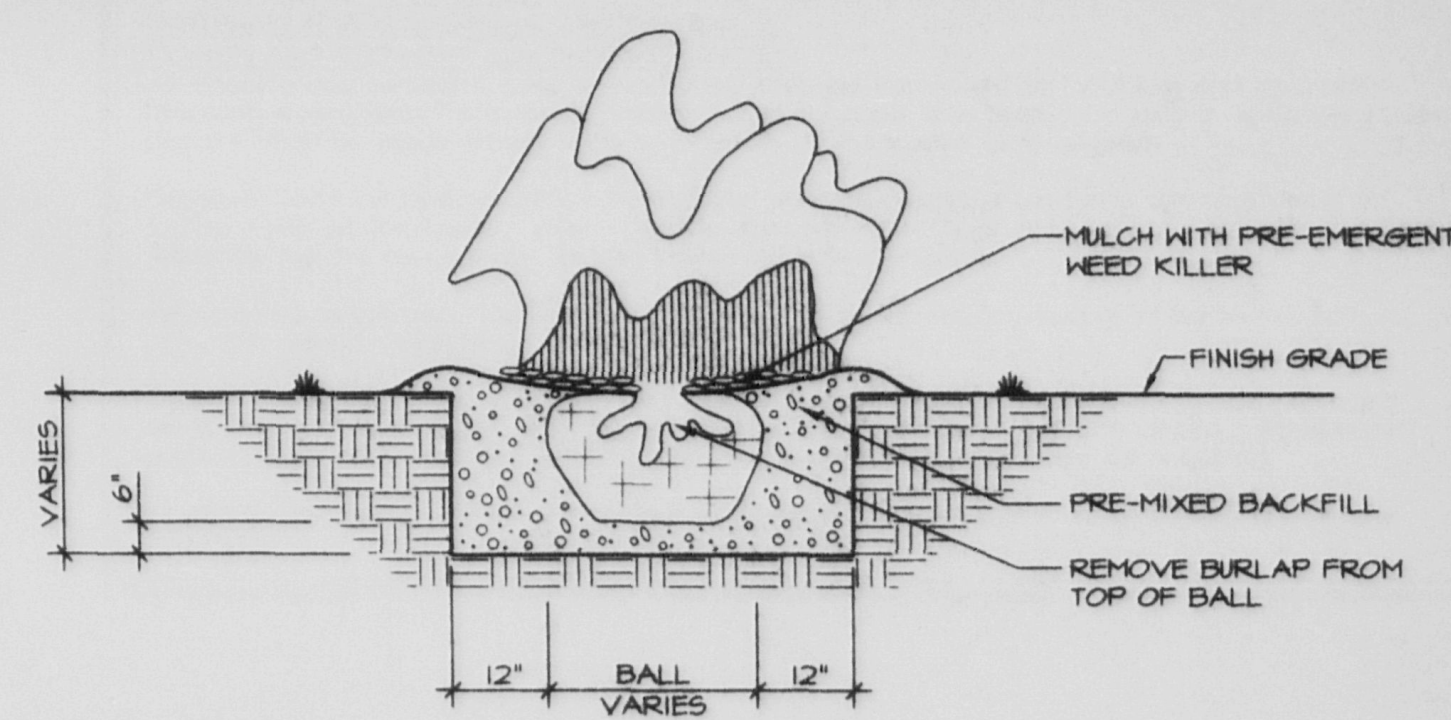
| SYMBOL | BOTANICAL NAME                 | COMMON NAME             | QUANTITY | SIZE           |
|--------|--------------------------------|-------------------------|----------|----------------|
| CK     | Cornus Kousa                   | Korean Dogwood          | 2        | 7'-8'          |
| EA     | Buxus Alata                    | Burning Bush            | 10       | 15"-24"        |
| IS     | Ilex Glabra                    | Inkberry                | 20       | 15"-18"        |
| JPN    | Juniperus Procumbens Nana      | Japanese Garden Juniper | 15       | 2 gal.         |
| MP     | Malus 'Prairiefire'            | Prairiefire Crabapple   | 5        | 2" gal.        |
| WNS    | Picea Abies Pendula            | Weeping Norway Spruce   | 1        | 2'-3'          |
| DMBS   | Picea Fungus 'Montgomery'      | Dwarf Montgomery Spruce | 1        | 7 gal.         |
| PA     | Picea Abies                    | Norway Spruce           | 4        | 6'-7'          |
| PCCS   | Pyrus Calleryana 'Chanticleer' | Chanticleer Orn. Pear   | 7        | 2"-2 1/2" cal. |
| SLP    | Spiraea 'Little Princess'      | Little Princess Spiraea | 20       | 2 gal.         |



TREE PLANTING DETAIL  
NOT TO SCALE

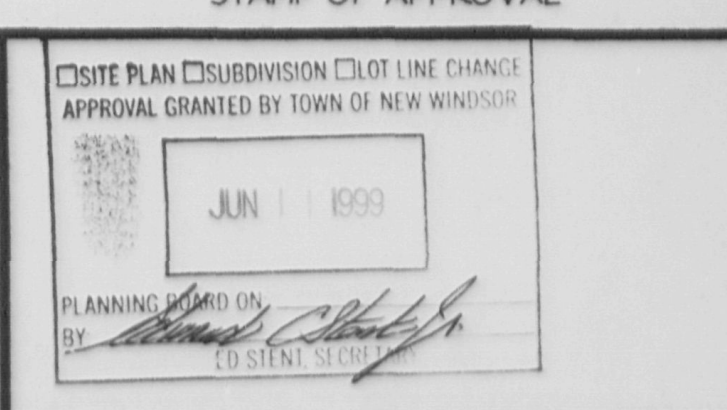


TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL



**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.  
COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.  
COPYRIGHT 1999 SHAW ENGINEERING

| ISSUE | REVISION | DATE |
|-------|----------|------|
|       |          |      |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 5-2-1999

Project: NEW RETAIL BUILDING  
S.W. PARTNERS, L.L.C.  
N.Y.S. ROUTE 32  
TOWN OF NEW WINDSOR, N.Y.

7 OF 9  
Project No. 9805



N/F LANDS OF  
SORBELLO, BOUYEA & KING

N/F LANDS OF  
VAILS GATE FIRE COMPANY

N/F LANDS OF  
LIZZIE REALTY, LLC

N/F LANDS OF  
AQUINO

N.Y.S. ROUTE 32  
(S.H. No. 9033)

SHOP RITE  
ENTRANCE  
(BURGER KING)

**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF  
SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.  
COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE  
SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL  
ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.  
COPYRIGHT 1999 SHAW ENGINEERING

ISSUE REVISION DATE

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 5-2-1999  
Project: NEW RETAIL BUILDING FOR S.W. PARTNERS, L.L.C.  
N.Y.S. ROUTE 32 TOWN OF NEW WINDSOR, N.Y.  
8 OF 9  
Project No. 9805

# LEGEND

| EXISTING       | NEW                              |
|----------------|----------------------------------|
| 266 1' CONTOUR | SILT FENCE                       |
| 270 5' CONTOUR | STABILIZED CONSTRUCTION ENTRANCE |
|                | FINISHED GRADE                   |
|                | CATCH BASIN                      |
|                | STORM SEWER                      |

# EROSION & SEDIMENT CONTROL MEASURES

**Temporary Diversion Scales**  
-Temporary diversion scales will be installed in the locations indicated on the drawing for the purpose of diverting stormwater. Scales shall be maintained until the regraded area is stabilized with permanent seeding.

**Stabilized Construction Entrance**  
-Temporary gravel construction entrance shall be installed immediately adjacent to the existing existing macadam pavement. During wet weather it may be necessary to wash vehicle tires at this location. The entrance shall be graded off so that runoff will be directed to a catch basin and away from the macadam pavement. All sediment shall be prevented from entering catch basins.

**Silt Fence**  
-Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

**Land Grading**  
-Final land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

-Cut slopes will be 3:1 or flatter for maintenance by mowing, and roughened for vegetative establishment.

-Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.

-Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.

-Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

**Dust Control**  
-Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils.

| Material        | Water Division | Type of nozzle | Apply Gallons per acre |
|-----------------|----------------|----------------|------------------------|
| Acrylic Polymer | 4:1            | Coarse Spray   | 500                    |
| Latex Emulsion  | 2.5:1          | Fine Spray     | 250                    |
| Resin in water  | 4:1            | Fine Spray     | 300                    |

**Temporary And Permanent Seeding**  
-Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seeded if construction does not resume in 5 days.

-Apply permanent seeding consisting of:  
-Single broadcast trefoil or common white clover 8 lbs per acre  
-Plus tall fescue 20 lbs per acre  
-Plus Ryegrass 8 lbs per acre

-Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

-The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

**Topsoil/Mulching**  
-Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

-Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.

-Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the low areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

-If soil is compacted or crusted, surface should be loosened to at least two inches by disking or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

**MAINTENANCE REQUIREMENTS AND SCHEDULES**  
**EROSION AND SEDIMENT CONTROL MEASURES**  
-All erosion and sediment control measures shall be inspected for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs shall be made immediately to maintain all measures as designed.

-Sediment shall be removed from behind the silt fence when it becomes approximately 6 inches deep at the fence. Insure that no concentrated flows are directed towards the fence. Replace the silt fence when "barges" develop in the fence.

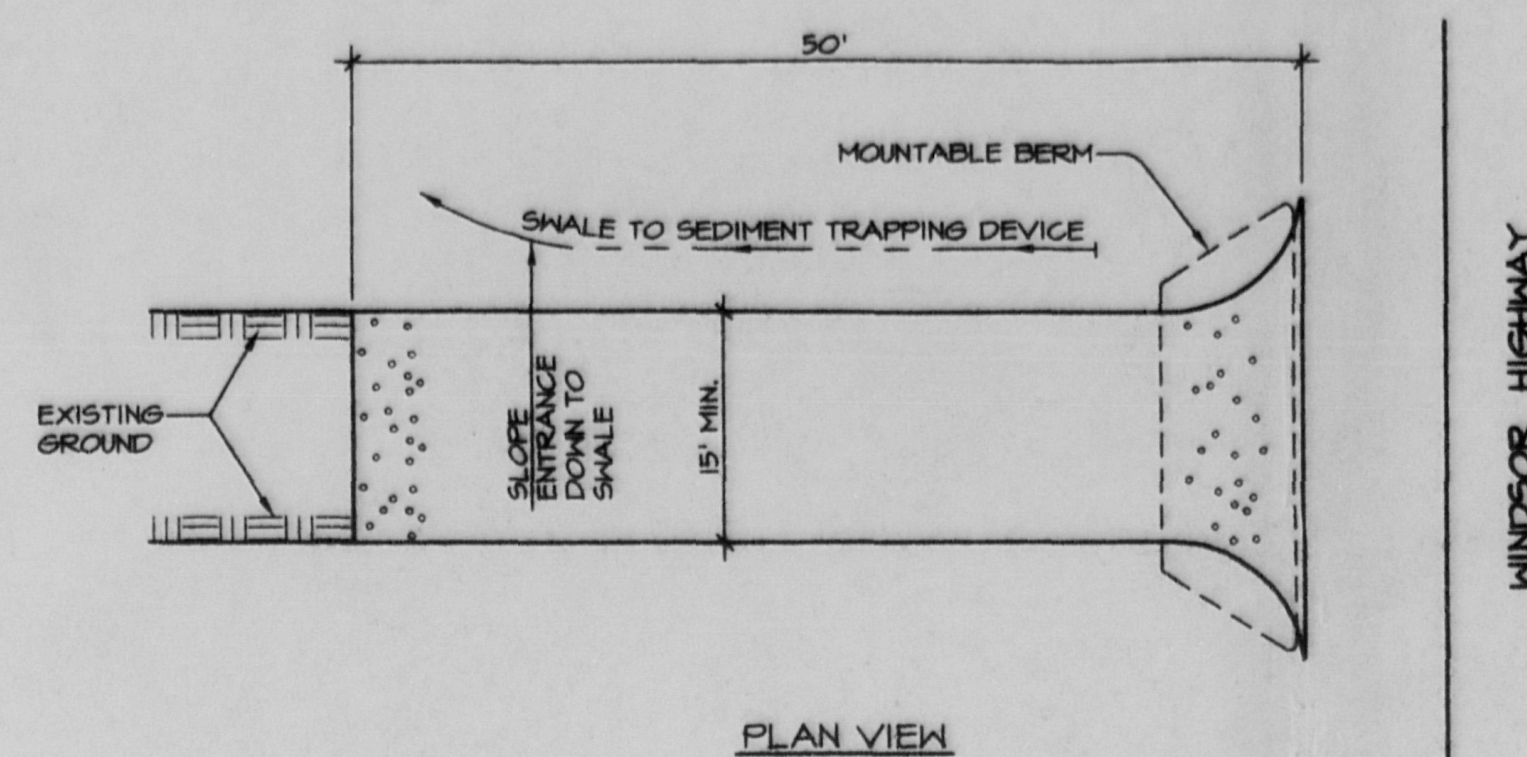
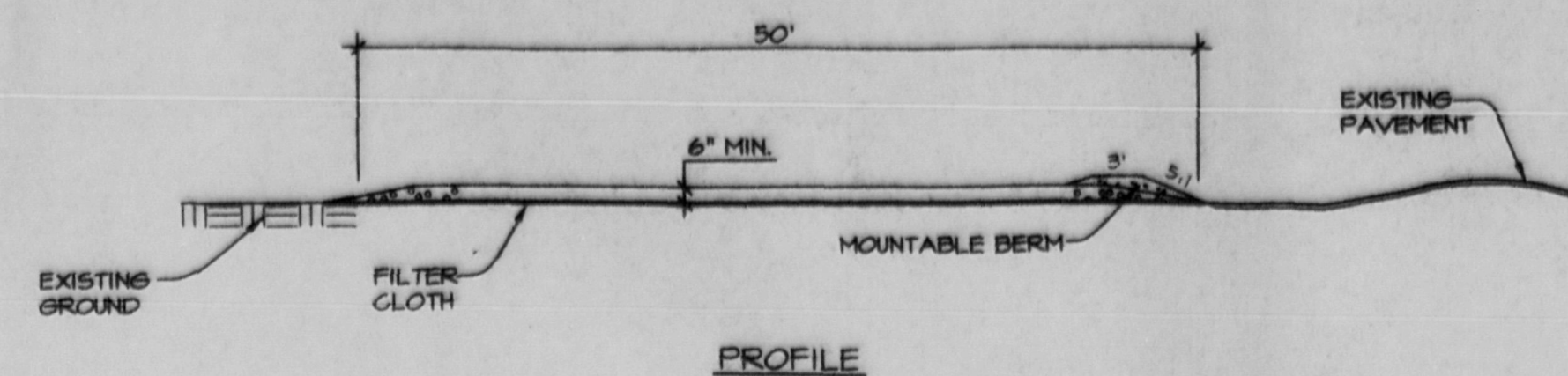
-All seeded areas shall be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover.

-Sediment spilled, dropped, or washed onto existing macadam roadways must be removed immediately. All sediment shall be prevented from entering the storm drains. Additional aggregate shall be added to the stabilized construction entrances as required.

-Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL  
CIVIL PLAN DIVISION CLOT LINE CHANGE  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
JUN 1 1999  
PLANNING BOARD ON  
BY [Signature]  
ED STENT SECRETARY

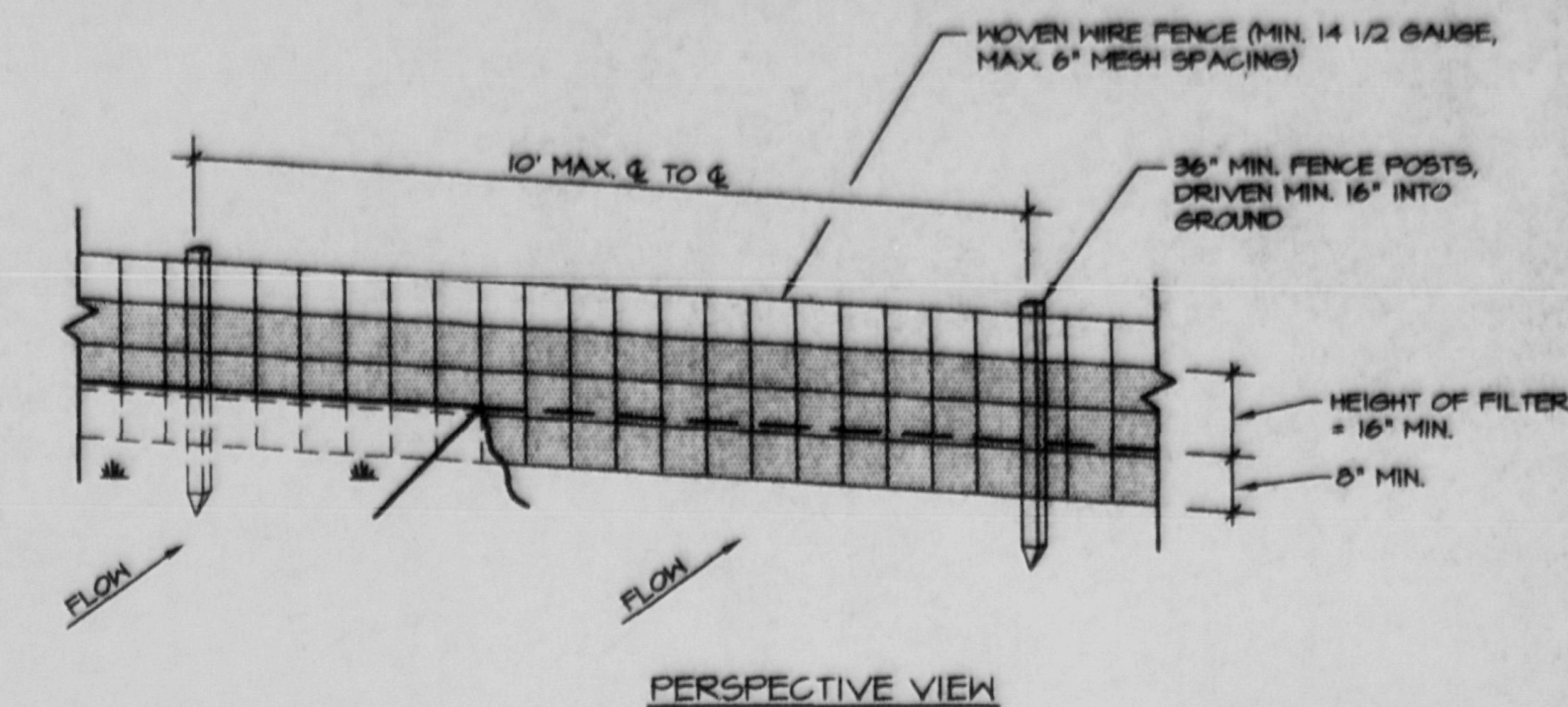
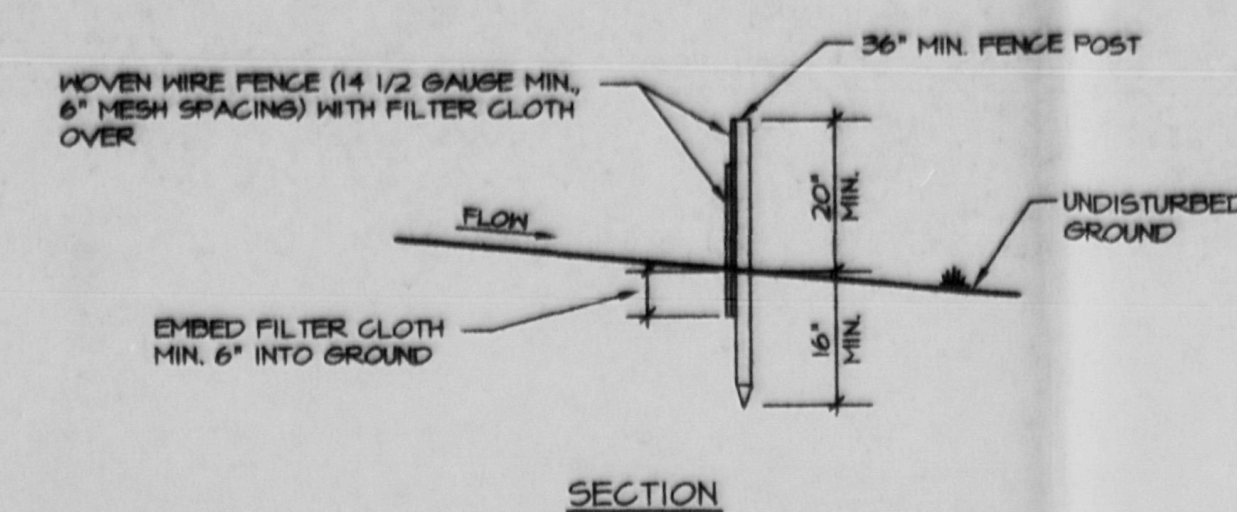




### STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FEET.
3. THICKNESS - SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



### SILT FENCE DETAIL NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS

1. MOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO MOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>

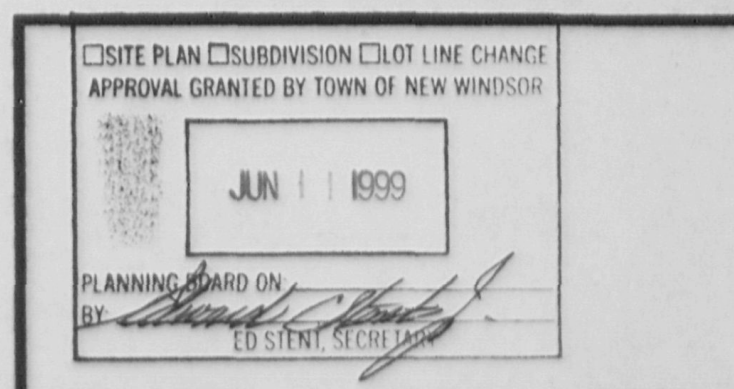
POSTS:  
STEEL EITHER 1\"/>

FENCE:  
MOVEN WIRE, 14 1/2 GAUGE  
6\"/>

FILTER CLOTH:  
FILTER X MIRAFIL 100X,  
STABILINKA T40N OR  
APPROVED EQUAL

PREFABRICATED UNIT,  
GEOPAB, ENVIROFENCE, OR  
APPROVED EQUAL

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL



**Shaw Engineering**  
Consulting Engineers

744 Broadway

Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF  
SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE  
SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL  
ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 1999 SHAW ENGINEERING

ISSUE

REVISION

DATE

Drawn By: J.R.J.

Checked By: G.J.S.

Scale: AS SHOWN

Date: 5-2-1999

Drawing: EROSION & SEDIMENT  
CONTROL DETAILS

Project: NEW RETAIL BUILDING  
FOR  
**S. W. PARTNERS, L. L. C.**

N.Y.S. ROUTE 92

TOWN OF NEW WINDSOR, N.Y.

9  
OF  
9

Project No.  
9805